

MINUTES
 (Audio Recording Available)
**BOARD OF BUILDING STANDARDS/
 ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD**
MEETING OF May 10, 2012
5:30 PM - LAKEWOOD CITY HALL
AUDITORIUM

A. The Chairman called the meeting to order at 5:30 P.M.

1. **ROLL CALL**

MEMBERS PRESENT:

Michael Fleenor
 Michael Molinski, Chair
 Carl Orban, Vice-Chair
 Cynthia Stockman
 John Waddell

OTHERS PRESENT:

Dru Siley, Secretary, Dir. of P&D
 Jeff Fillar, Asst. Bldg. Comm., Residential
 Bryce Sylvester, Planner

2. Approve the minutes of the April 12, 2102 meeting

A motion was made by Mr. Orban, seconded by Mr. Fleenor, to **APPROVE** the minutes of the April 12, 2012 meeting. All of the members voting yea, the motion passed.

3. Opening remarks.

Mr. Molinski waived the reading of the Opening Remarks.

**SUMMARY APPROVED
 SIGN REVIEW**

13. Docket 05-45-12

12118 Madison Avenue
 Knottily Would

- Approve
- Deny
- Defer

Dan Munday
 Knottily Would
 15710 Clifton Boulevard
 Lakewood, Ohio 44107

The applicant requests the review and approval of a new wall sign. (Page 61)

A motion was made by Mr. Orban, seconded by Mr. Waddell, to **APPROVE** the SUMMARY APPROVED. All of the members voting yea, the motion passed.

**OLD BUSINESS
 ARCHITECTURAL BOARD OF REVIEW**

4. Docket 04-26-12

R

1558 Hopkins Avenue

- Approve
- Deny
- Defer

Jim Marquard
 1558 Hopkins Avenue
 Lakewood, Ohio 44107

The applicant requests the review and approval to retain the porch rails as built with a permit. This item was deferred from the meeting of April 12, 2012. (Page 4)

Mr. Fillar stated the rails had been reversed and were now in compliance. He requested the application be withdrawn.

A motion was made by Mr. Molinski, seconded by Mr. Waddell to **WITHDRAW** the application. All of the members voting yea, the motion passed.

SIGN REVIEW

5. Docket 09-125-11

15520 Detroit Avenue
Westwood Dry Cleaners

- Approve
- Deny
- Defer

Michael DiMichele
Eric Design
16413 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a panel change of a cabinet sign. Temporary signage was approved for 180 days from the meeting of September 8, 2011. (Page 5)

On behalf of the administration, Mr. Sylvester requested an extension of sixty (60) days to allow for the design of a more comprehensive sign package for the entire building.

A motion was made by Mr. Molinski, seconded by Mr. Waddell to **DEFER** the item to the meeting of July 12, 2012. All of the members voting yea, the motion passed.

NEW BUSINESS

BOARD OF BUILDING STANDARDS

6. Docket 05-40-12

R 17847 Clifton Boulevard

- Approve
- Deny
- Defer

Dan Lenahan
Lenahan Builders
17419 Shaw Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval to build a 572 square foot garage on a monolithic floating concrete slab without the required footers, pursuant to Section R403.1.4.1; Frost Protection. (Page 6)

Dan Lenahan, applicant, was present to explain the request. The exterior would be painted cement board, and the gable would face the front.

There were no comments or questions from the board, the public, or the city staff.

A motion was made by Mr. Molinski, seconded by Mr. Waddell to **APPROVE** the application as submitted. All of the members voting yea, the motion passed.

7. Docket 05-41-12

R 2091 Richland Avenue

- Approve
- Deny

Donald Melko
2091 Richland Avenue

() Defer

Lakewood, Ohio 44107

The applicant requests the review and approval to build a 576 square foot garage on a monolithic floating concrete slab without the required footers, pursuant to Section R403.1.4.1; Frost Protection. (Page 10)

Donald Melko, applicant, was present to explain the request. The exterior of the proposed garage would be vinyl, the home was aluminum sided, and the gable would face the front.

There were no comments or questions from the board, the public, or the city staff.

A motion was made by Mr. Molinski, seconded by Mr. Waddell to **APPROVE** the application as submitted. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

11. Docket 05-44-12 R 1571 Roycroft Avenue

- () Approve
- () Deny
- () Defer

Janis L. Dregalla
1571 Roycroft Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a proposal to replace a front porch with a Tiny House; the proposal might have to be presented to the board of a proposal to replace a front porch with a Tiny House; the proposal might have to be presented to the board of Zoning Appeals for the setback and the Planning Commission for home occupation. (Page 43)

Janis L. Dregalla, applicant, was present to explain the request. Since the pre-review meeting, she had revised the proposal by removing the attached side carport and moving the porch vehicle (Tiny House) to the side of the house in the carport's place. Mr. Molinski expressed concern as the structure was on wheels. Because of that fact, Mr. Fillar stated she might have to present the project to the Board of Zoning Appeals, and suggested it be withdrawn from the Architectural Board of Review. The structure would not be attached to the house. No utilities would be attached to the house except for a temporary plug-in electric connection. Mr. Sylvester stated that the structure was not attached to the house, and the administration was requesting the application be withdrawn from the Architectural Board of Review. Ms. Dregalla said she measured between two trees in the rear yard, and the distance did not allow for the structure to be placed in the rear yard.

A motion was made by Mr. Molinski, seconded by Mr. Waddell to **WITHDRAW** the application. All of the members voting yea, the motion passed.

Item 12 called with Item 8 as it is the same property.

BOARD OF BUILDING STANDARDS

8. Docket 05-42-12 - B C 16512 Detroit Avenue
Cozumel Mexican Restaurant

- () Approve
- () Deny
- () Defer

Jessica Ruff
Ruff Neon & Lighting Maintenance
9287 Mercantile Drive
Mentor, Ohio 44060

The applicant requests the review and approval of an additional business sign, pursuant to Sections 1329.02(d)(5) and 1329.12(d). (Page 19)

SIGN REVIEW

12. Docket 05-42-12 - S

16512 Detroit Avenue
Cozumel Mexican Restaurant

- Approve
- Deny
- Defer

Jessica Ruff
Ruff Neon
9287 Mercantile Drive
Mentor, Ohio 44060

The applicant requests the review and approval of a projecting sign on the front of the building. (Page 19)

Jessica Ruff, applicant, was present to explain request. The proposed internally illuminated blade sign would be an aluminum panel, LED illuminated channel letters, double sided, vinyl faced letters, the graphics on the lower part of the sign were not illuminated (words Mexican Restaurant and an illustration of a crab), and would be seven feet (7') above the sidewalk. Mr. Sylvester stated code required a height of eight feet (8'). Mr. Orban said some information was missing measurements and was too large for the scale of the building. Mr. Sylvester reminded the board of a discussion at the pre-review meeting, the letters be on a rectangular sign and in lieu of the jaded cut. Mr. Fleenor liked the design but felt it needed to be reduced in size and to remove the Mexican Restaurant graphic from the bottom.

There were no comments from the public or the city staff. Ms. Stockman was concerned the Mexican Restaurant graphic would look too small with the reduction of the overall sign. Ms. Ruff asked if they could retain the crab illustration. Mr. Molinski felt it was a fun feature.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **APPROVE** Docket 05-42-12 - B and Docket 05-42-12 - S with the following stipulations:

1. Overall design is reduced to six feet (6'), and
2. The sign is eight feet (8') from the ground.

All of the members voting yea, the motion passed.

Item 14 called with Item 9 as it is the same property.

BOARD OF BUILDING STANDARDS

9. Docket 05-46-12 - B

C 14701 Detroit Avenue
Eddie 'n Eddie

- Approve
- Deny
- Defer

Brad Petro
Cicogna Electric & Sign Co.
4330 North Bend Road
Ashtabula, Ohio 44004

The applicant requests the review and approval of new wall signs, pursuant to Section 1329.12(d). (Page 68)

Mr. Sylvester stated Docket 05-46-12 -B was included in error. It was removed administratively.

SIGN REVIEW

14. Docket 05-46-12 - S

14701 Detroit Avenue
Eddie 'n Eddie

- Approve

Brad Petro

- Deny
- Defer

Cicogna Electric & Sign Co.
4330 North Bend Road
Ashtabula, Ohio 44004

The applicant requests the review and approval of signage. (Page 68)

Brad Petro, applicant, was present to explain the request. The proposal was for two wall signs mounted to the brick. After discussion at the pre-review meeting, it was suggested to increase the length of the signs to go beyond the pillars and center the lettering. Additionally, the applicant stated, they proposed to add awnings but were still in the planning stage. The board felt the addition of awnings would complete the picture, but they would have to see the plans.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to DEFER the item to the meeting of June 14, 2012. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

10. Docket 05-43-12

C

14515 and 14519 Madison Avenue
Spin Inc. and Cottage of Flowers

- Approve
- Deny
- Defer

G. B. Smith
3 J's LLC
2080 West 110th Street
Cleveland, Ohio 44102

The applicant requests the review and approval for renovation of the storefront. (Page 34)

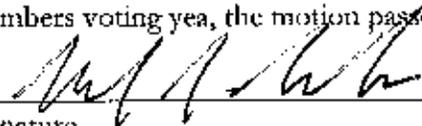
G. B. Smith's contractor was present to explain the request. The proposal was to remove the storefront window sashes and windows and replace to match the existing transoms. The reasons for the window replacements were efficiency and dry rot. The single entry door would be wider to accommodate the carrying of bicycles. A second door along the storefront would be finished in brown to match, and the false door would be removed. Mr. Fleenor said the existing storefront was one of the nicer ones architecturally; he wanted them to consider a Hardee board for the knuc wall rather than replace with a brick and felt the proposal should be revisited. Ms. Stockman did not like the elimination of the recessed door areas. They discussed the transom bars, that were traditionally wider, and the color of the framing. The glazing was dark and should be clear. The board presented various examples throughout Cleveland and Lakewood. Ms. Stockman wanted to see elevations. Mr. Fleenor asked about repointing masonry. It was determined the board was looking for something that replicated what currently existed. Discussion ensued about the future signage/awnings, and Phase II; Cottage of Flowers.

Mr. Sylvester stated the owners were in the process of participating in the Division of Community Development's Commercial Property Revitalization program and suggested revised plans could be presented at the next pre-review meeting on June 7th.

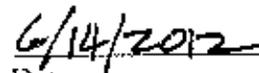
A motion was made by Mr. Molinski, seconded by Mr. Orban, to DEFER the item to the meeting of June 14, 2012. All of the members voting yea, the motion passed.

15. Adjourn.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to ADJORN the meeting at 6:20 P.M. All of the members voting yea, the motion passed.



Signature



Date

Schwarz, Johanna

From: James J Sweeney <j.sweeney@sbcglobal.net>
Sent: Tuesday, May 08, 2012 4:22 PM
To: Planning Dept
Subject: Docket05-44-12 1571 roycroft avenue

We received your letter about the building at 1571 Roycroft. As we understand it, there was never plans to remove the porch as stated in your letter. We are fine with the tiny house addition - whether in the front or by the side of the house. It looks interesting and is a good way to investigate solar power, alternative fuels, and sustainable practices. We hope you approve the tiny house. Sincerely, Jim and Gloria Sweeney, 1567 Roycroft Avenue



Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____
11. _____	_____

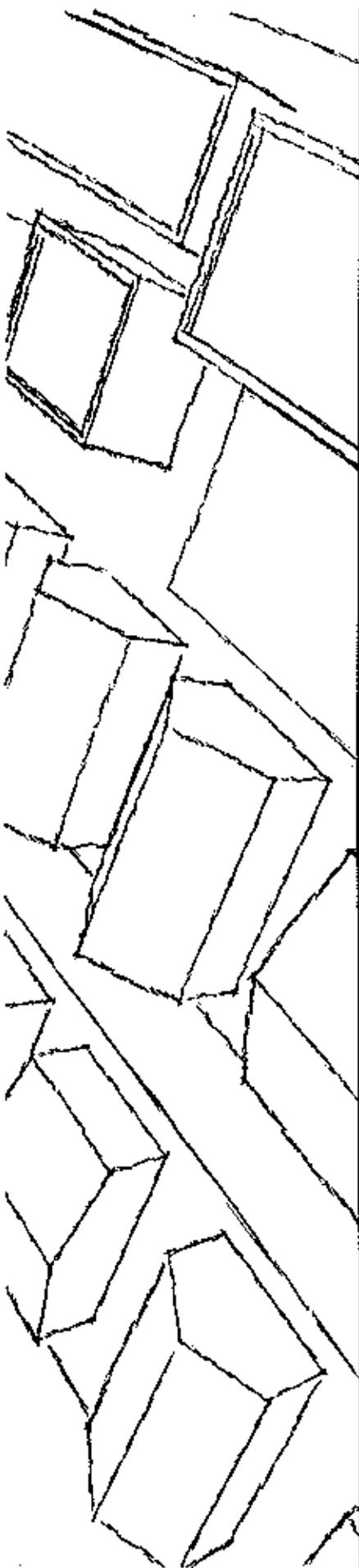
Oath sheet was erroneously taken by someone at the podium?

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS/Sign Citizens Advisory Civil Service Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Planning Zoning Appeals Other:

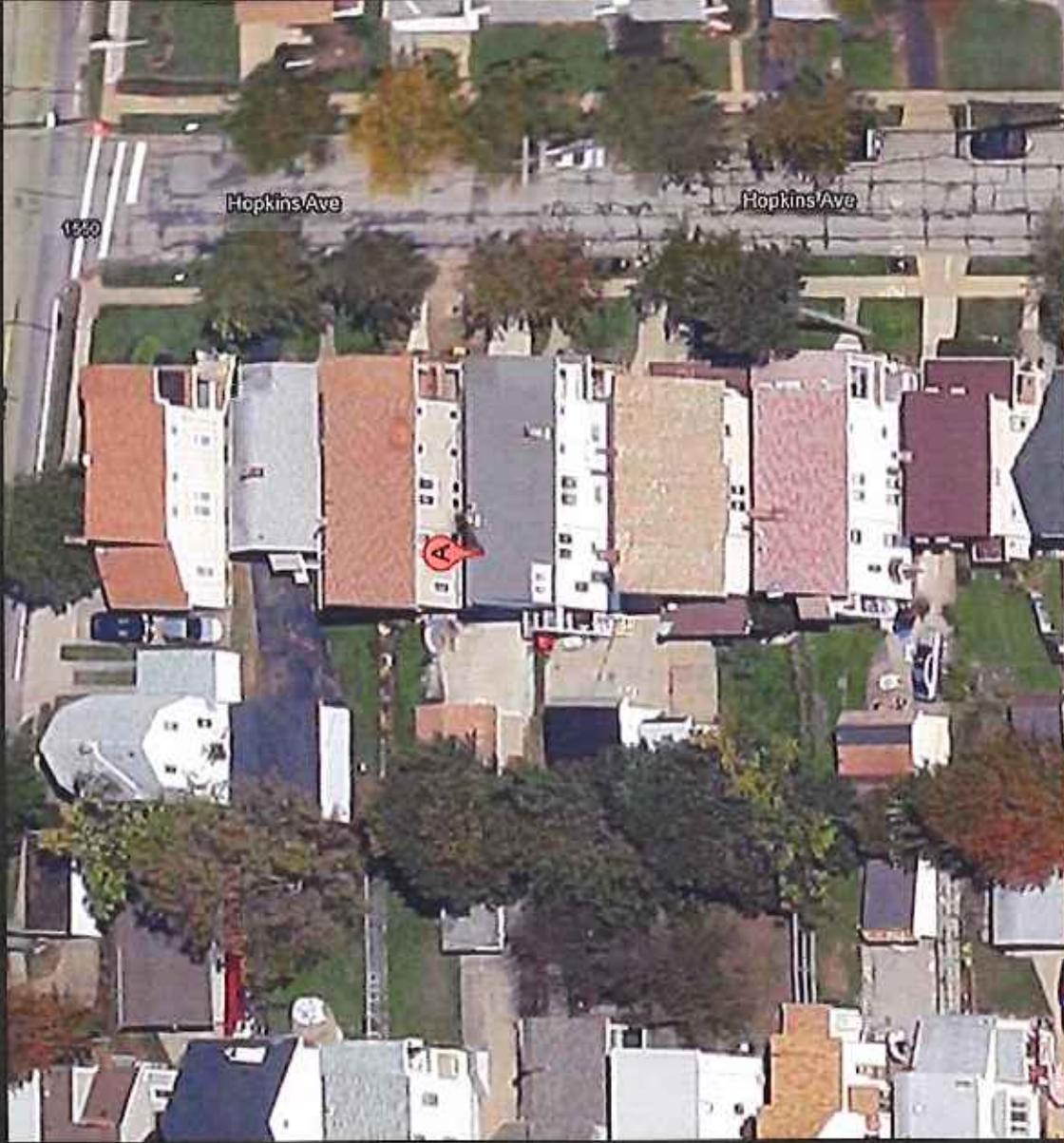
Date of Proceeding: Thursday, May 10, 2012



Board of Building Standards
Architectural Board of Review
Sign Review Board

May 2012





1558 Hopkins Avenue

ABR May 2012



1558 Hopkins Avenue

ABR May 2012



1558 Hopkins Avenue

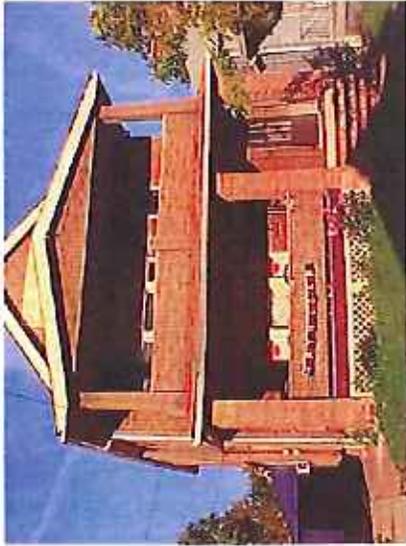
ABR May 2012

McSteen and Associates
Professional Land Surveyors

P.O. Box 94844
Cleveland, OH 44101-4844

PHONE: (216) 531-1412

FAX: (216) 521-5416



This above is a photograph of the premises legally described in Order # . This improvement shown, if any, were found to exist upon the 300-foot perimeter, as shown by the attached plat, and the information regarding ownership and rights was obtained as hereinafter set forth.

House No: 1558-HOPKINS AVENUE LAKEWOOD, OH

Process Owner: OHIO LTD ISS PROPERTIES OF

New Owner: SARGUARD, JAMES II

Premises occupied by: NO ANSWER

Work or materials within last ninety days: NONE OBSERVED

Street improvements within the last year: NONE APPARENT

Encroachments: OUR CONCRETE DRIVE ENC. APPROX. 0.6 FT. OVER SOUTH PROPERTY LINE.

Made at the instance of:

TITLE QUEST AGENCY, INC., INDEPENDENCE
COLONY MORTGAGE CORPORATION

Date: 10/12/2009

Time: 09:09:AM McSteen # 141137



by

James II Sarguard
PROFESSIONAL LAND SURVEYOR

25



1558 Hopkins Avenue

ABR May 2012



Deck Specifications Engineered for Your Lifetime Workmanship Warranty:

Lifetime Guarantee Materials:
The Highest Grade Pressure Treated Wood Lumber, Plastic Lumber, or Composite Lumber

Construction Specifications / Old School Quality From the Foundation Up!
 Dig deep or to virgin soil. Foundation footers are solid "POURED" concrete.
 Base of support posts set into the concrete to prevent kick-out or twisting.
 Top of post finished to meet deck with the deck floor beams or the floor joist.
 Support under floor joist. Joist can cantilever over beams to reduce joint deflection.
 Kick-out on 1/2" centers supported with metal joist hangers at deck ledger to joist.
 Installed mid-span of floor joist & to reduce floor shudder and joist twisting.

Construction Details / Positive "Guaranteed" Connection of Deck to Driveling Wall.
"On-Beck" Vertical Home Walls:
 The back on a building is a non-supportive facade - build in front of the home's support wood walls.
 A positive connection is made to be made to place the weight of the deck onto the foundation of the home's.
 Strategic openings are cut through the brick blocks and
 Ledger joists are set through and secured to interior wood framing of your home.
 Ledger beams are a 2x12 bolted to the brick. Strategic Ledgers openings are filled with expandable foam.
"On-Right Home Wall:
 Joist is removed at outside floor joist board. Waterproof membrane is installed between home and deck to home.
 Membrane seals against water, rot, and vermin. Ledger board is permanently attached with 1/2" lag bolts 18" oc.

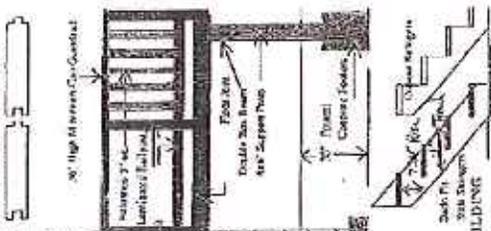
Deckings (Wood / Tight Gap) (Composite 1/8" Gap) (Plastic Tongue & Groove)
Sublet Flooring, Check option desired below:
 3/4x6" Radius Edge Pressure Treated Decking
 1x6" Tongue & Groove Plastic Decking
 3/4x6" Radius Edge Composite Decking

Custom Railings
 Railing balusters are spaced at maximum 4" openings.
 Top cap rails and handrails are machine sanded.
 Laminated 4x4" supports are shop assembled.
 Posts are glued, screwed, and planed for a great fit.
DECKMASTERS "Does Not Use Standard 4x4" Posts" in railings
 due to class service poor performance of checking, splitting and swelling.
 Laminated railposts are securely fastened around exterior of deck frame
 for a maximum interlocked strength and maximum floor space use.

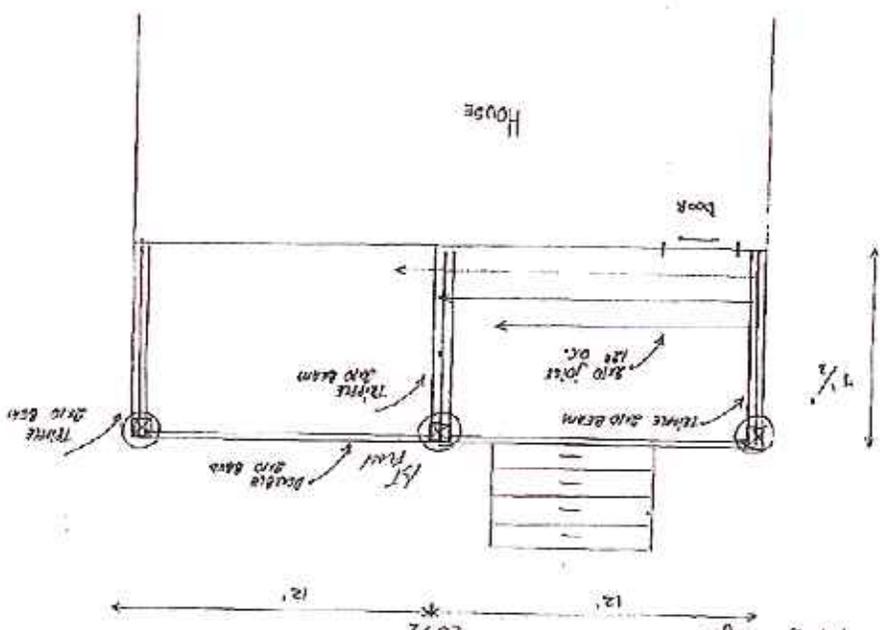
Staircases
 Steps are constructed typically 3" wide with 2x12" stringers.
 2x6" double trims 11" gap are dado fit for interlock strength.
 Steps are built out maximum 7-3/4" rise uniformly for safe stride.
 Concrete slab supports base of the steps to prevent sinking.
 Step handrails are match deck railings and are on both sides.

Rafter Attachment
DECKMASTERS PREFERRED THE LAMBER TO PREVENT SPLITTING
 Pre-Drilling the ends of each board before the insertion of a screw or nail
 during assembly prevents splitting of the wood generally caused by railings.

Non-rubber Screws and Nails are used to fasten the lumber.
DECKMASTERS warrants in a written lifetime construction warranty
 the prevention of wood splitting due to lack of Pre-drilling.
 Special exterior Glue is also used to assist with securing decking.
 The proper installation areas will permit a 20 year life and least one year warranty / 300 lb. weight
NO NAILGUN STAPLERS OR PREPARED CONCRETE FOOTERS USED IN BUILDING



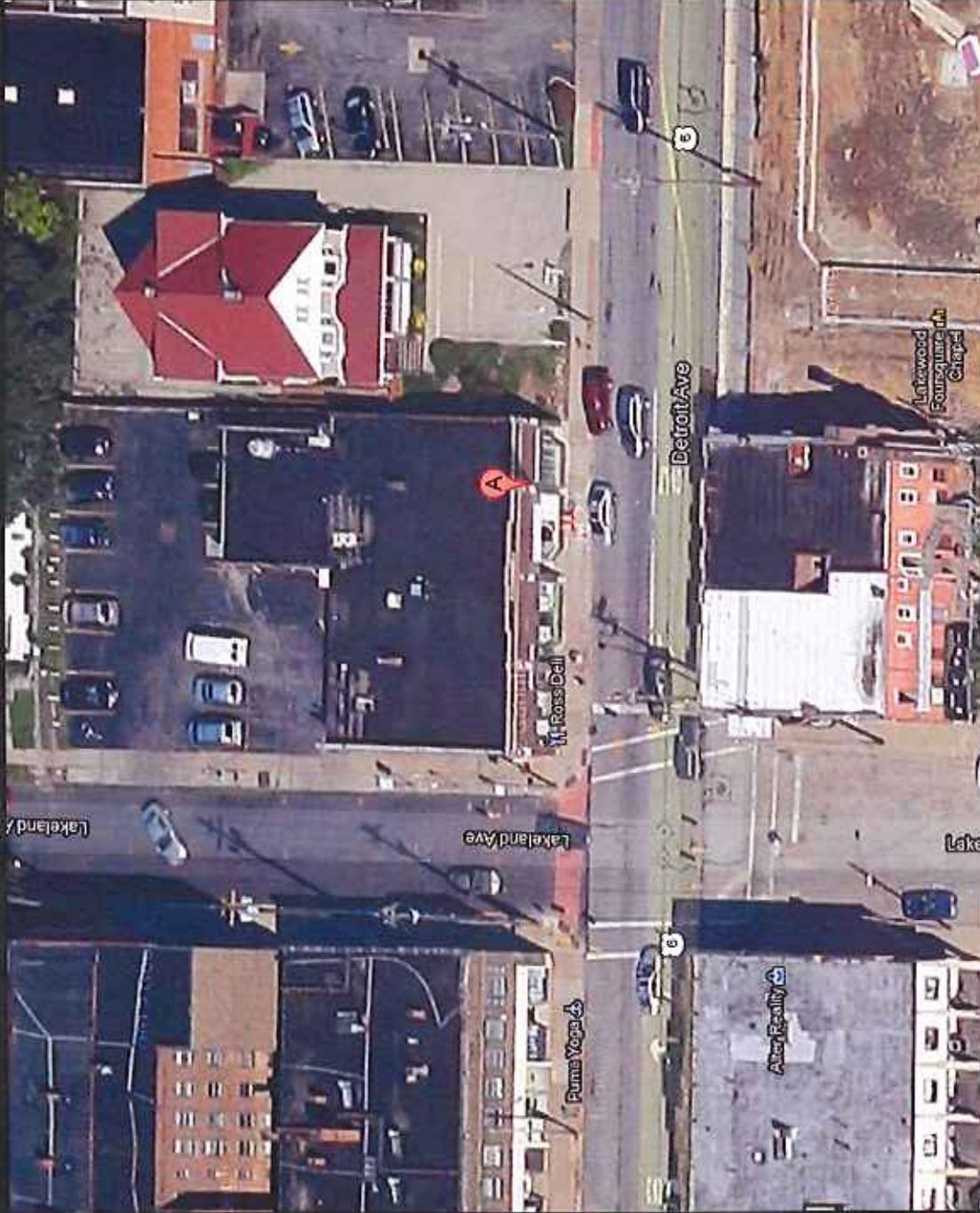
30



Scale 1/4" = 1'
 Note: Second story deck same design. Joist 2x10 AT 8" OC. We just to have proper post heights.

29
 1558 Hopkins Ave

1558 Hopkins Avenue



**15520 Detroit Avenue
Westwood Dry Cleaners**

ABR May 2012



15520 Detroit Avenue
Westwood Dry Cleaners

ABR May 2012



**15520 Detroit Avenue
Westwood Dry Cleaners**

2BR May 2012



17847 Clifton Boulevard

ABR May 2012



17847 Clifton Boulevard

ABR May 2012



17847 Clifton Boulevard

ABR May 2012



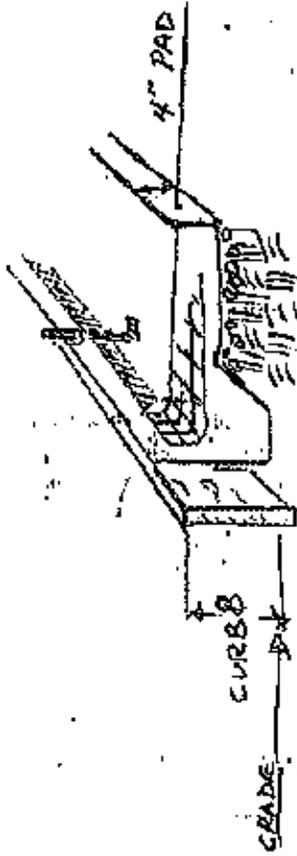
17847 Clifton Boulevard

ABR May 2012



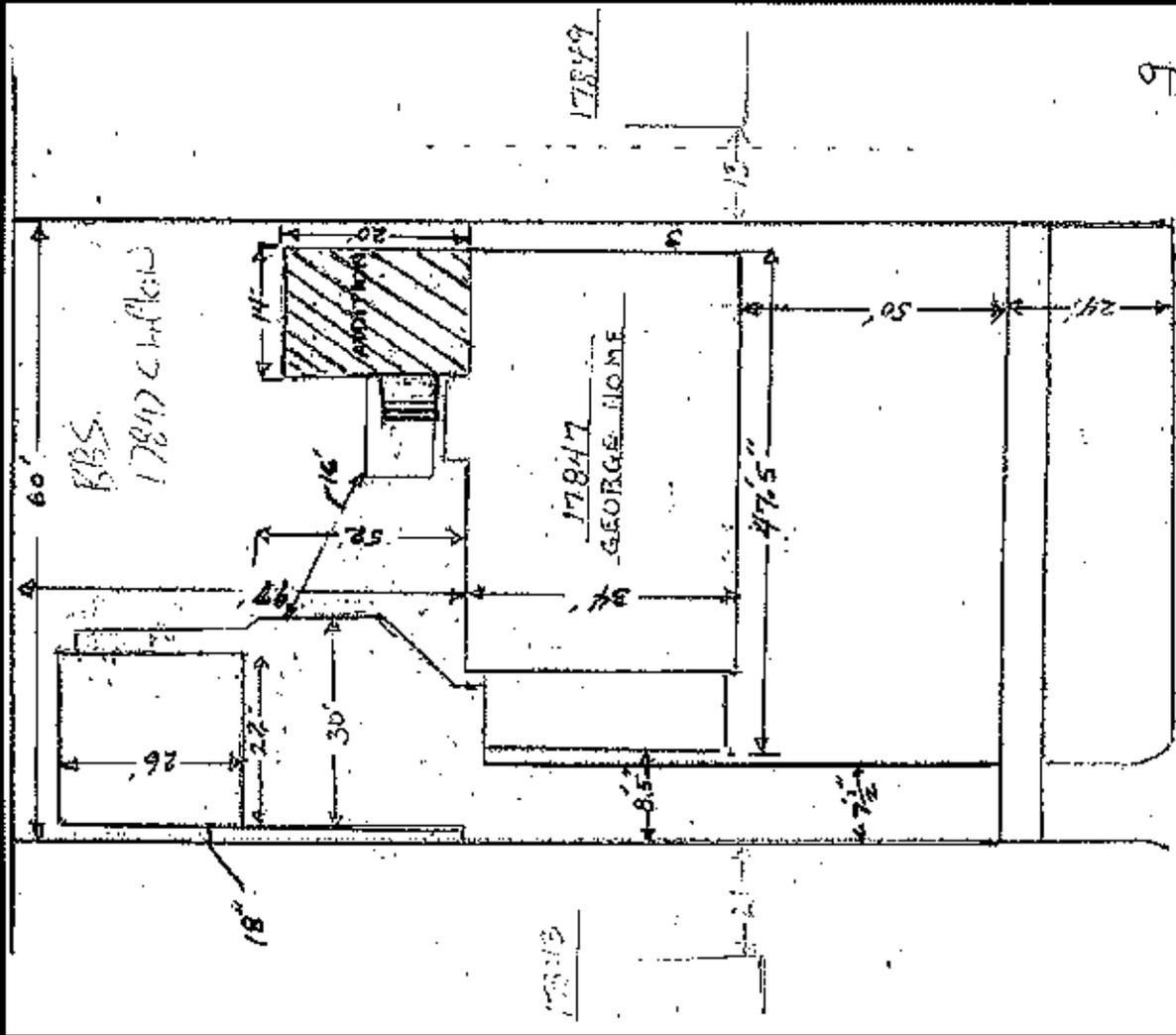
17847 Clifton Boulevard

ABR May 2012

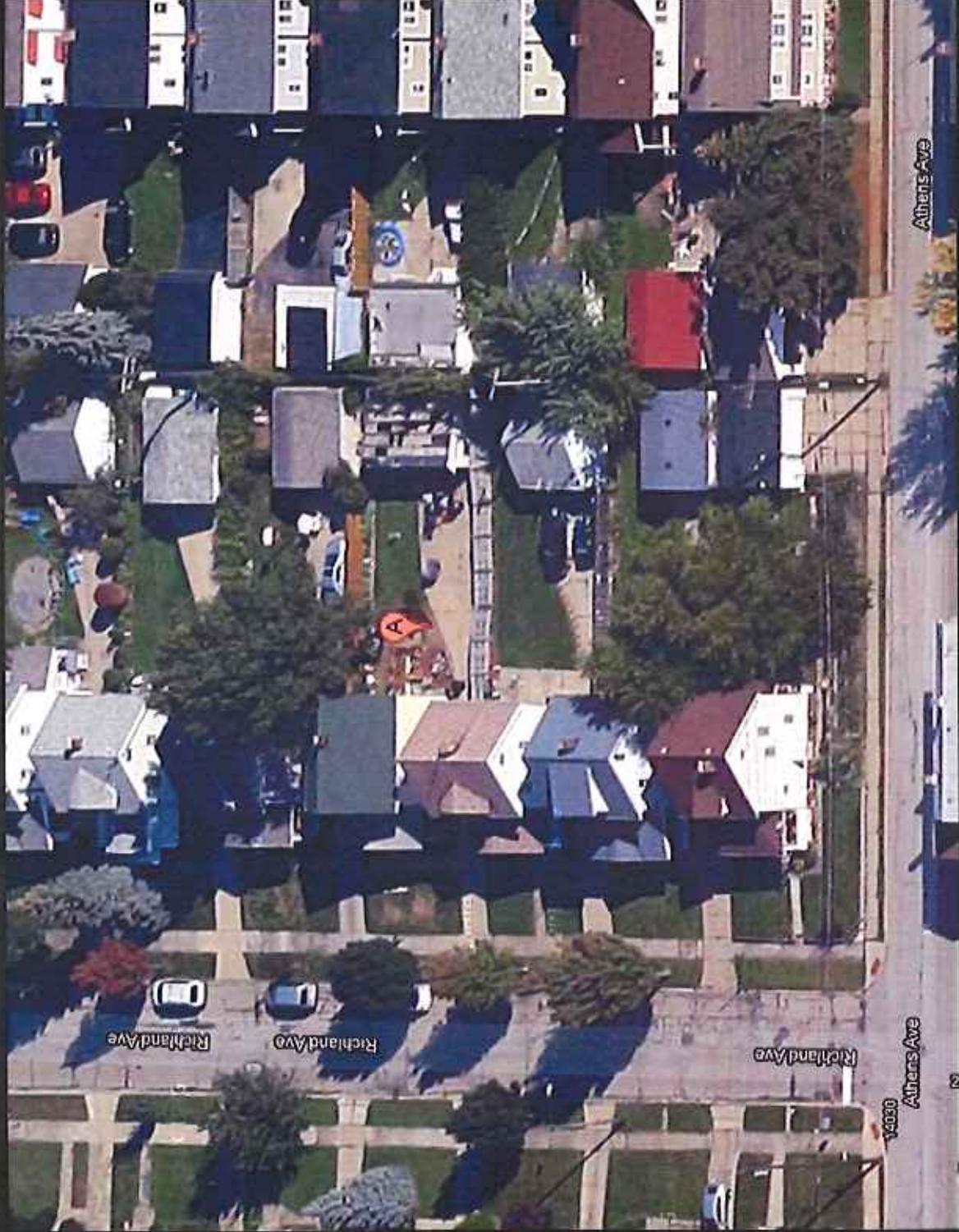


#10 WIRC. MESH
 INTO CURB (NO FIBER)
 PAD TO BE PLACED ON
 UNDISTURBED EARTH
 GRANULAR FILL, 2" DEEP
 * 2 INCH TIP IN SLAB TO
 PROVIDE DRAINAGE
 #2X4 TREATED BOTTOM
 PLATE, BOLTS 12" IN
 FROM CORNERS AND
 NOT TO EXCEED 8 FT

17847 Clifton Boulevard



17847 Clifton Boulevard



2091 Richland Avenue



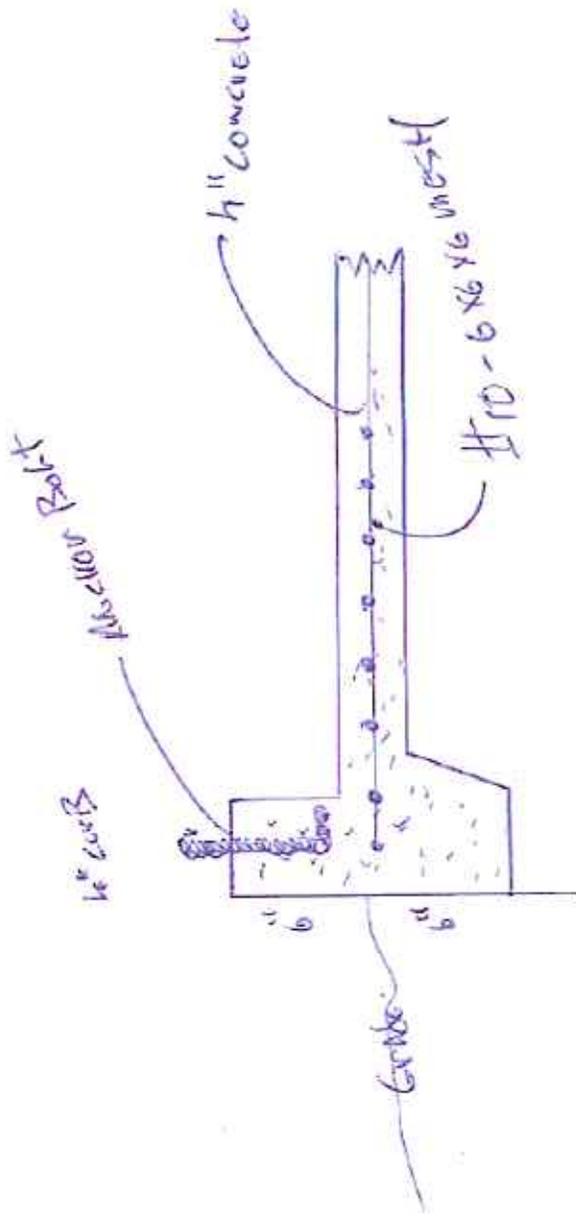
2091 Richland Avenue

ABR May 2012



2091 Richland Avenue

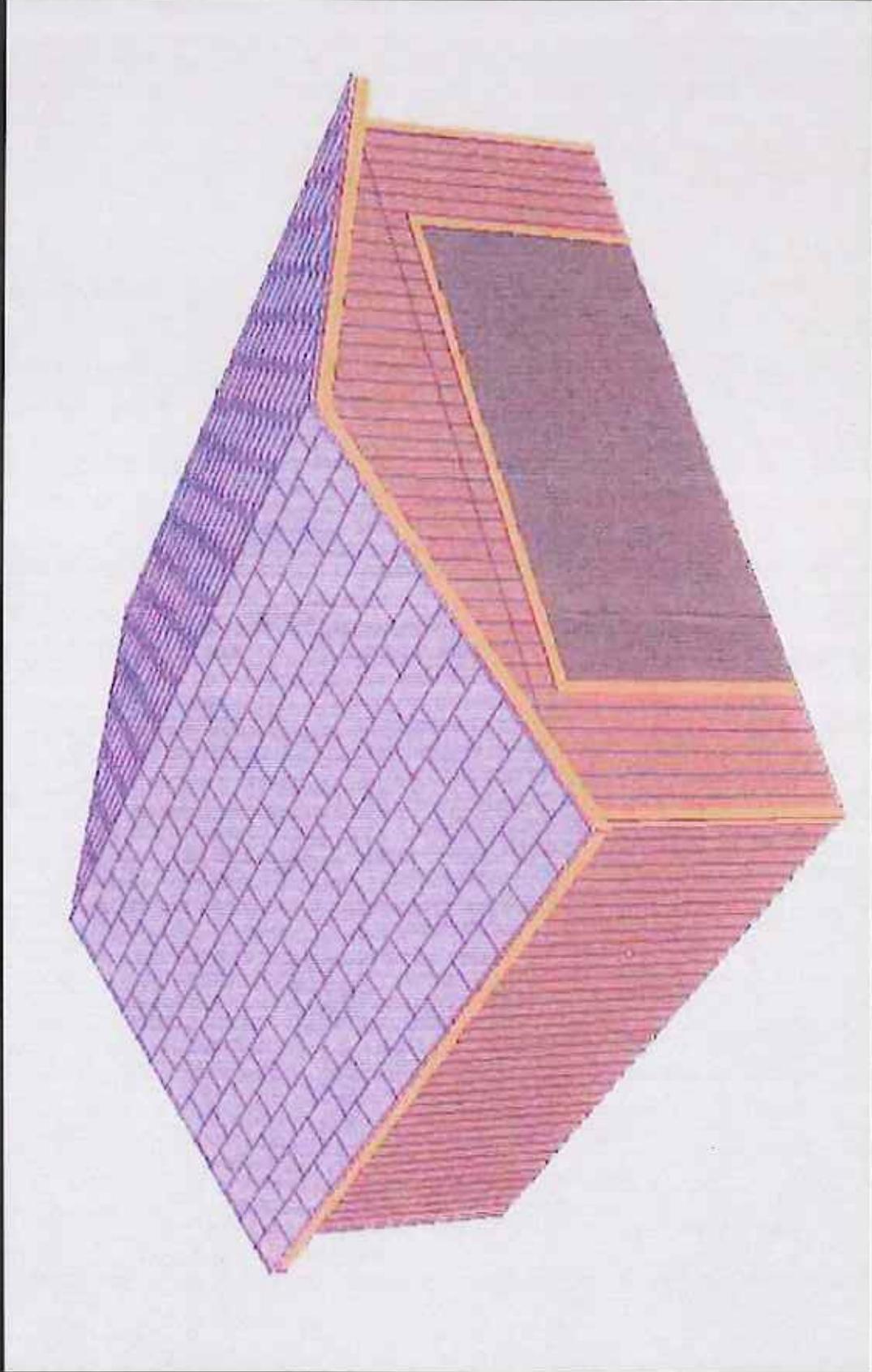
ABR May 2012



JOYI RICHLAND

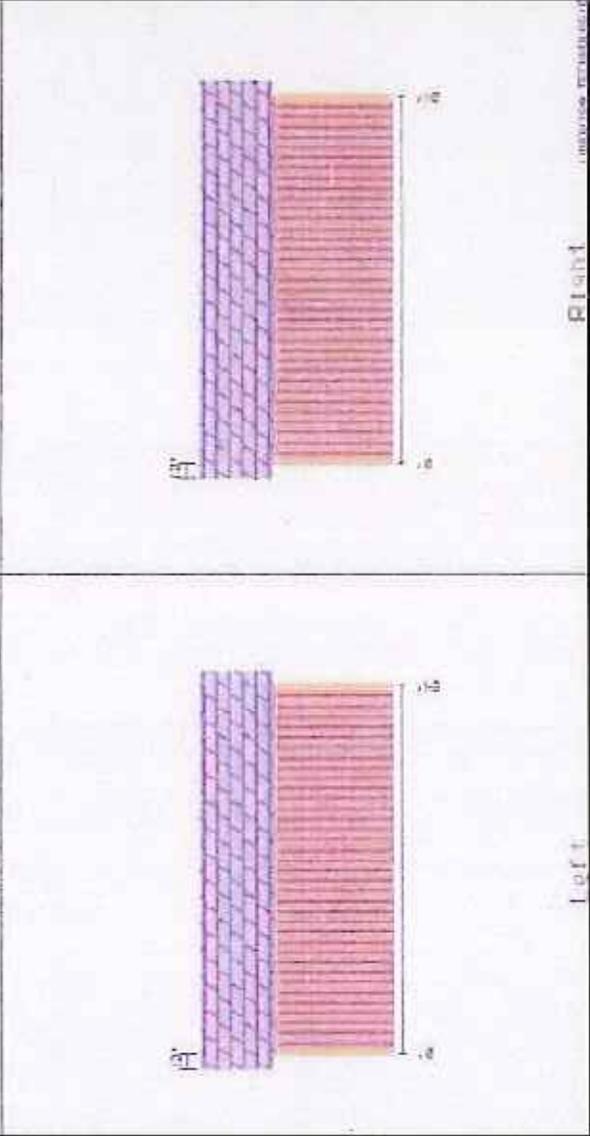
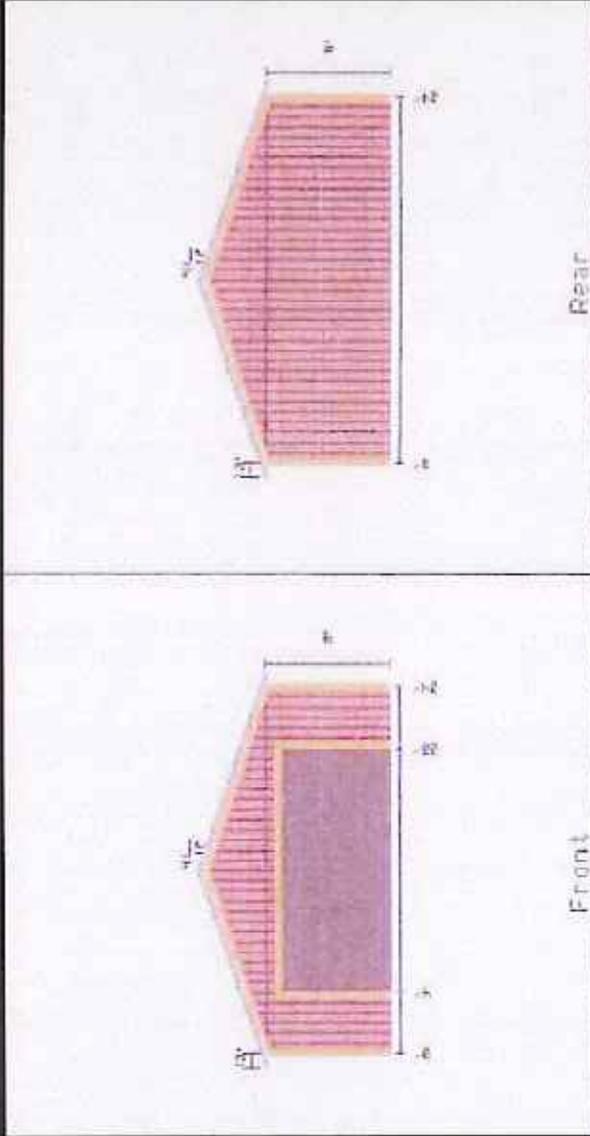
DAD

2091 Richland Avenue



2091 Richland Avenue

ABR May 2012



2091 Richland Avenue

Resilience Home Improvement System
 P.O. Box 4085 WILLOUGH CLEVE,
 Cleveland, Ohio Phone 413-4662

GARAGE MATERIALS PACKAGE

Component	Quantity	Lumber and Sheathing
Bottom Plate	4	17' - 2x4 #2 3/8 Btr Treated Bottom Plate
Bottom Plate	4	18' - 2x4 #2 3/8 Btr Treated Bottom Plate
Top Plate	4	8' - 2x6 #2 3/8 Btr Spruce-Pine-Fir
Top Plate	8	10' - 2x6 #2 3/8 Btr Spruce-Pine-Fir
Stud	69	92x5/8" 2x4 Stud Grade Spruce-Pine-Fir
Cripple Stud	2	14' - 2x6 #2 3/8 Btr Spruce-Pine-Fir
Garage Door Header	2	10' - 2x12 #2 3/8 Btr Spruce-Pine-Fir
Garage Door Jamb	1	14' - 2x6 #2 3/8 Btr Spruce-Pine-Fir
Garage Door Jamb	1	16' - 2x6 #2 3/8 Btr Spruce-Pine-Fir
Truss Blocking	2	8' - 2x8 #2 3/8 Btr Spruce-Pine-Fir
Truss Blocking	2	16' - 2x8 #2 3/8 Btr Spruce-Pine-Fir
Eaves Blocking	1	8' - 2x6 #2 3/8 Btr Spruce-Pine-Fir
Eaves Blocking	2	20' - 2x6 #2 3/8 Btr Spruce-Pine-Fir
Eaves Fascia	52 feet	1x6 Garage Fascia
Gable Fascia	56 feet	1x6 Garage Fascia
Gable Overhang	3	12' - 2x1 #2 3/8 Btr Spruce-Pine-Fir
Gable Blocking	2	12' - 2x4 #2 3/8 Btr Spruce-Pine-Fir
Gable Blocking	2	15' - 2x4 #2 3/8 Btr Spruce-Pine-Fir
Gable Brace	4	12' - 2x6 #2 3/8 Btr Spruce-Pine-Fir
Gable Brace	1	14' - 2x6 #2 3/8 Btr Spruce-Pine-Fir
Gable Bracing blocking	2	8' - 2x6 #2 3/8 Btr Spruce-Pine-Fir
Roof Sheathing	24	4x8 15/32" APA 24/16 Roof Sheathing Ext 1
Siding	25	6x8 19/32" APA 303 Siding, 6m 2 Exterior
Exterior Trim	201 feet	1x6 Garage Trim

Component	Quantity	Other Materials
Roofing	8 sqds	Asphalt Shingles
Roofing Felt	2 rolls	42x sqft, 26" Wide Asphalt Saturated Felt
Garage Door	1	16' Wide x 7' High Garage Door
Garage Door Header Strap	2	16 Gauge 1"x3/8" Galv. Tie Strap
Eaves Drip Edge	5	18' 1x1/2" Galv. Drip Edge
Flashing for Siding	6	10' 5/8" Z-Flashing for Vertical Siding
Truss Hardware	22	Corrosion Tie with Hammer Nails
Gable brace Hardware	12	3" Framing Angle with Hammer Nails
Nails	20 lbs	16d Nails
Nails	10 lbs	16d Galv. Nails
Nails	10 lbs	10d Nails
Nails	25 lbs	6d Nails
Nails	15 lbs	8d Galv. Siding Nails
Nails	20 lbs	7/8" Galv. Roofing Nails

Garage Value: \$2041.86, plus tax, trusses and gable frames
 Price valid today: 5-31-1994

2091 Richland Avenue

BestInCenter® Home Improvement System
O.L.V. HOME MANUFACTURE - Cleveland,
Cleveland, Ohio Phone 433-4463

GARAGE MATERIALS PACKAGE (CONTINUED)

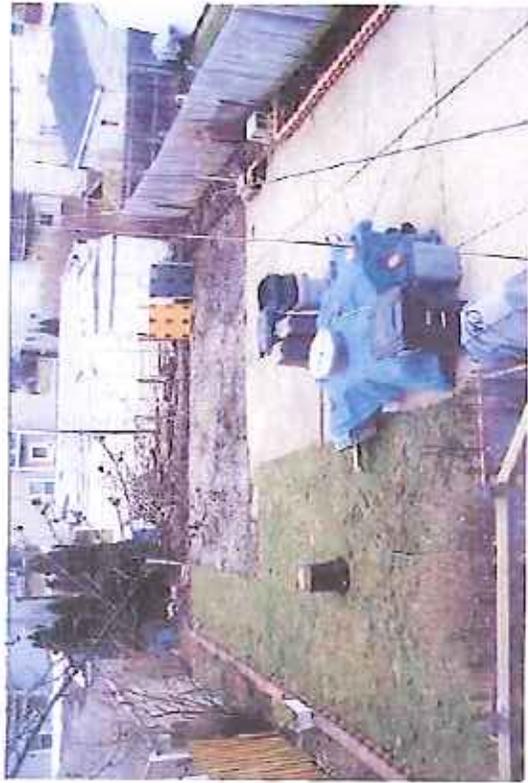
In addition to the above materials,

11 pre-manufactured trusses and 2 pre-manufactured
gable frames that meet the following specifications:

- (1) 24" span, 24" center to center spacing
- (2) 4/12 roof pitch
- (3) 22" overhang
- (4) 20 PSF roof live load; 10 PSF ceiling live load

Your garage has a gable overhang and requires that the
gable frame height be 38 1/2" less than the truss height.

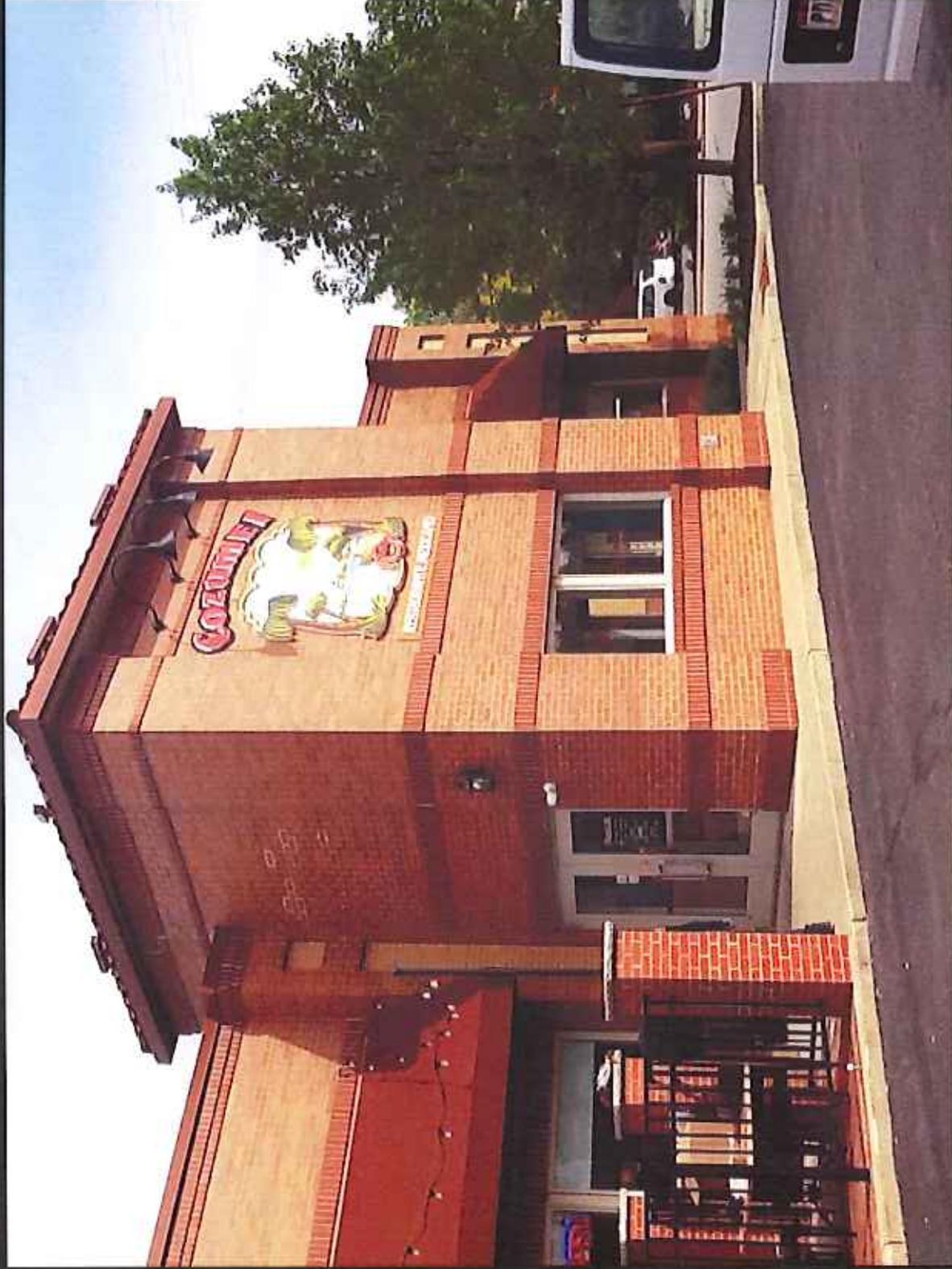
2091 Richland Avenue



2091 Richland Avenue

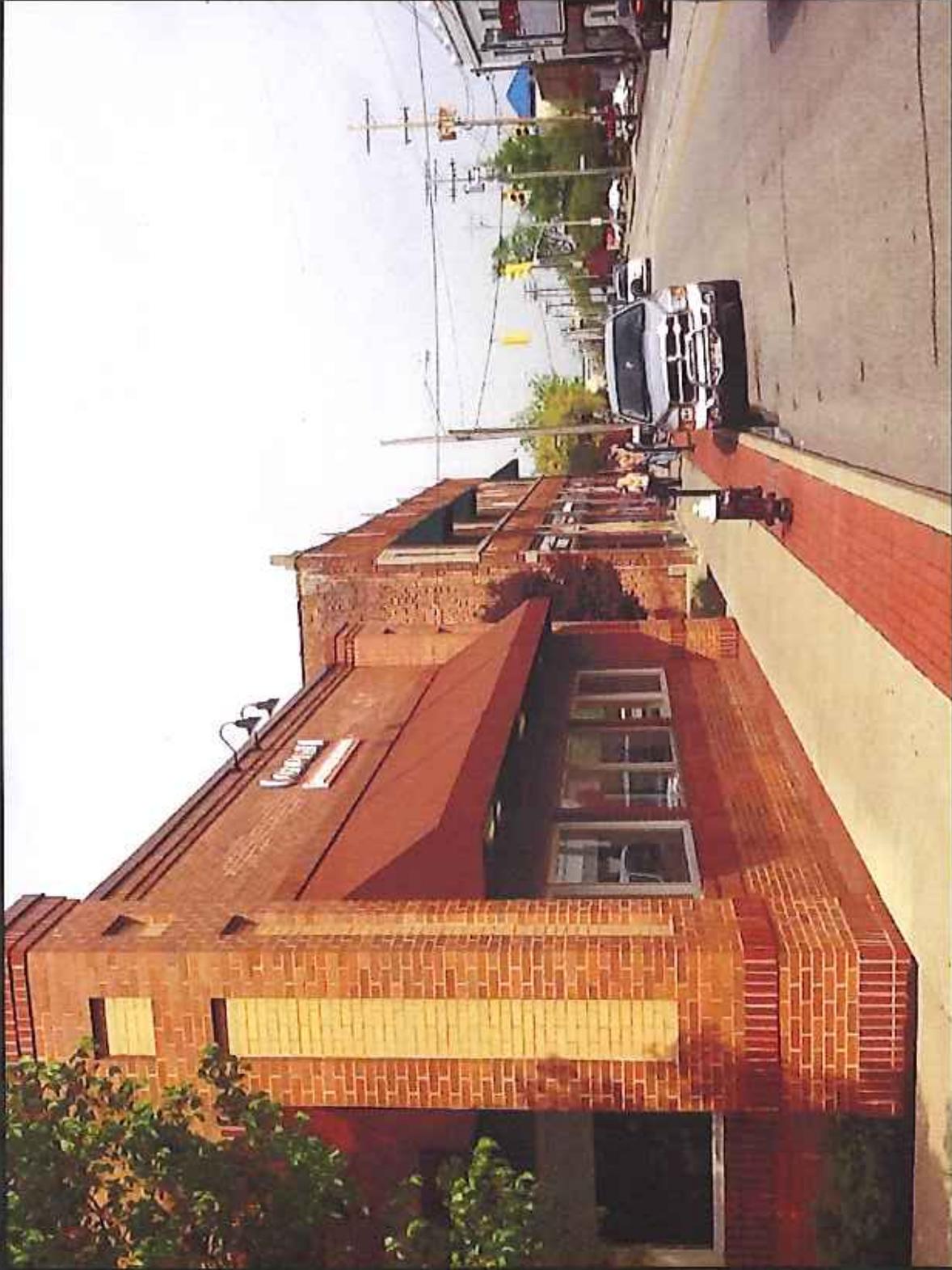


**16512 Detroit Avenue
Cozumel Mexican Restaurant**



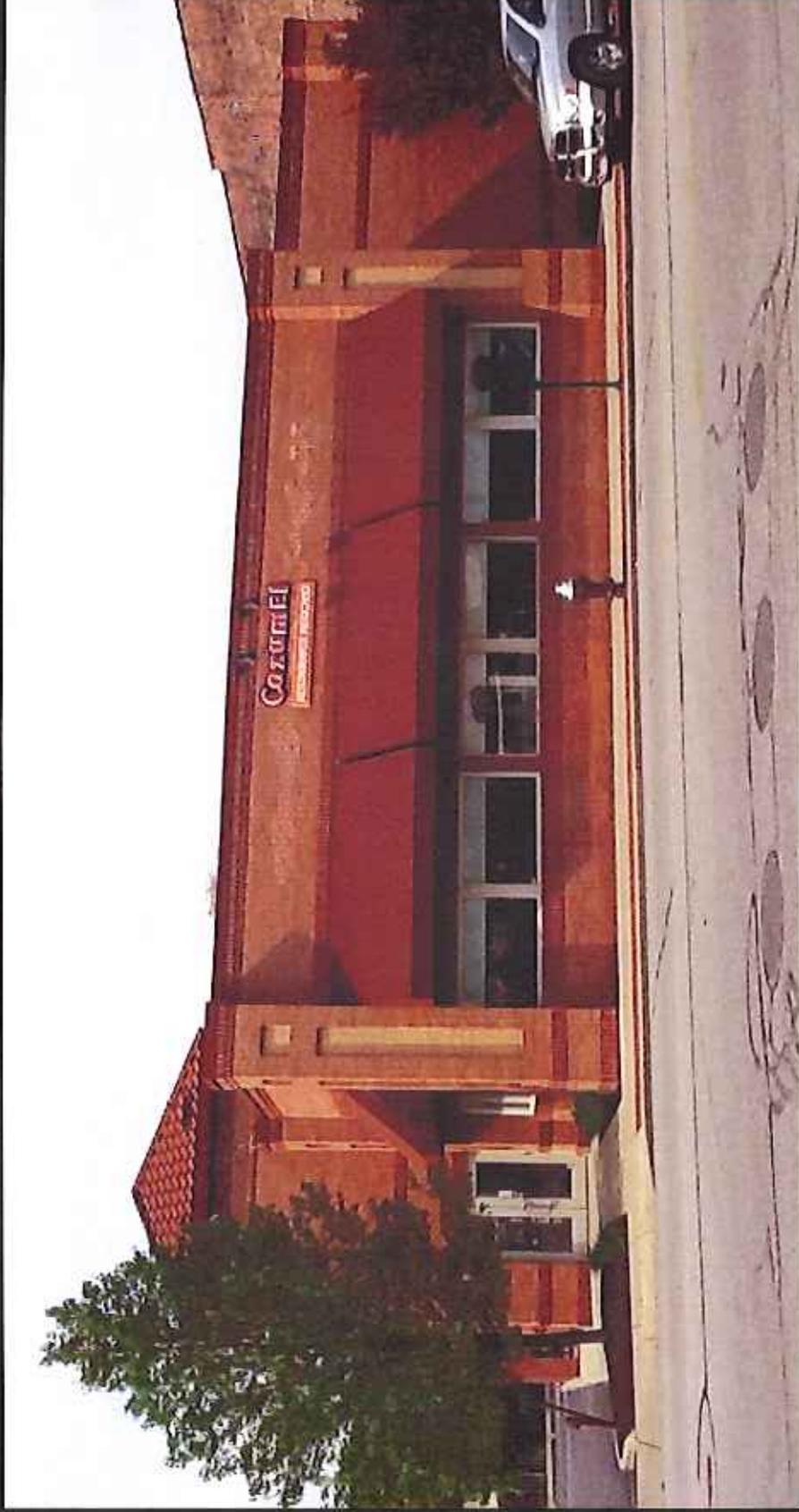
ABR May 2012

**16512 Detroit Avenue
Cozumel Mexican Restaurant**



**16512 Detroit Avenue
Cozumel Mexican Restaurant**

ZBR May 2012



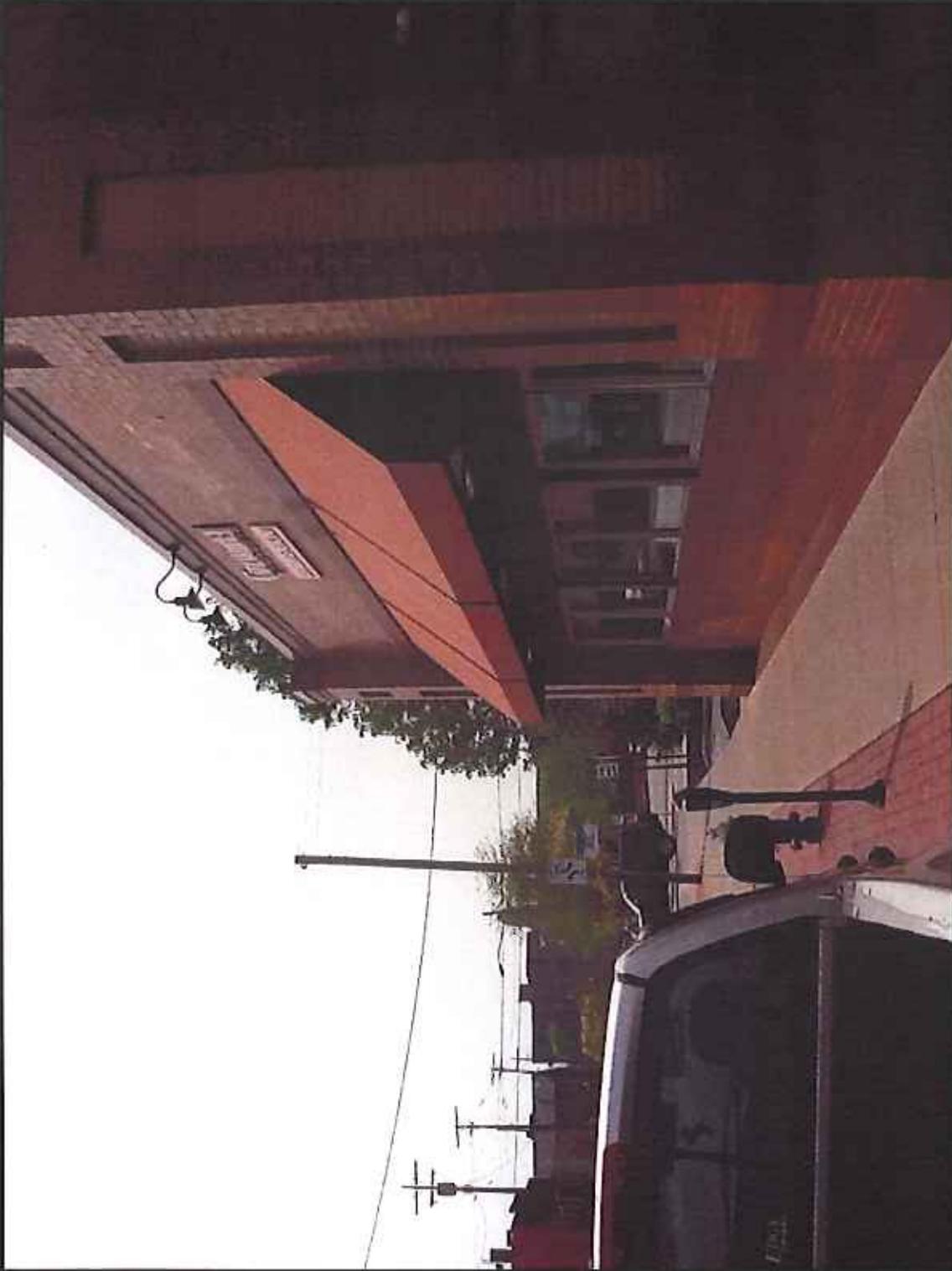
ABR May 2012

16512 Detroit Avenue Cozumel Mexican Restaurant



ABR May 2012

16512 Detroit Avenue
Cozumel Mexican Restaurant



**16512 Detroit Avenue
Cozumel Mexican Restaurant**

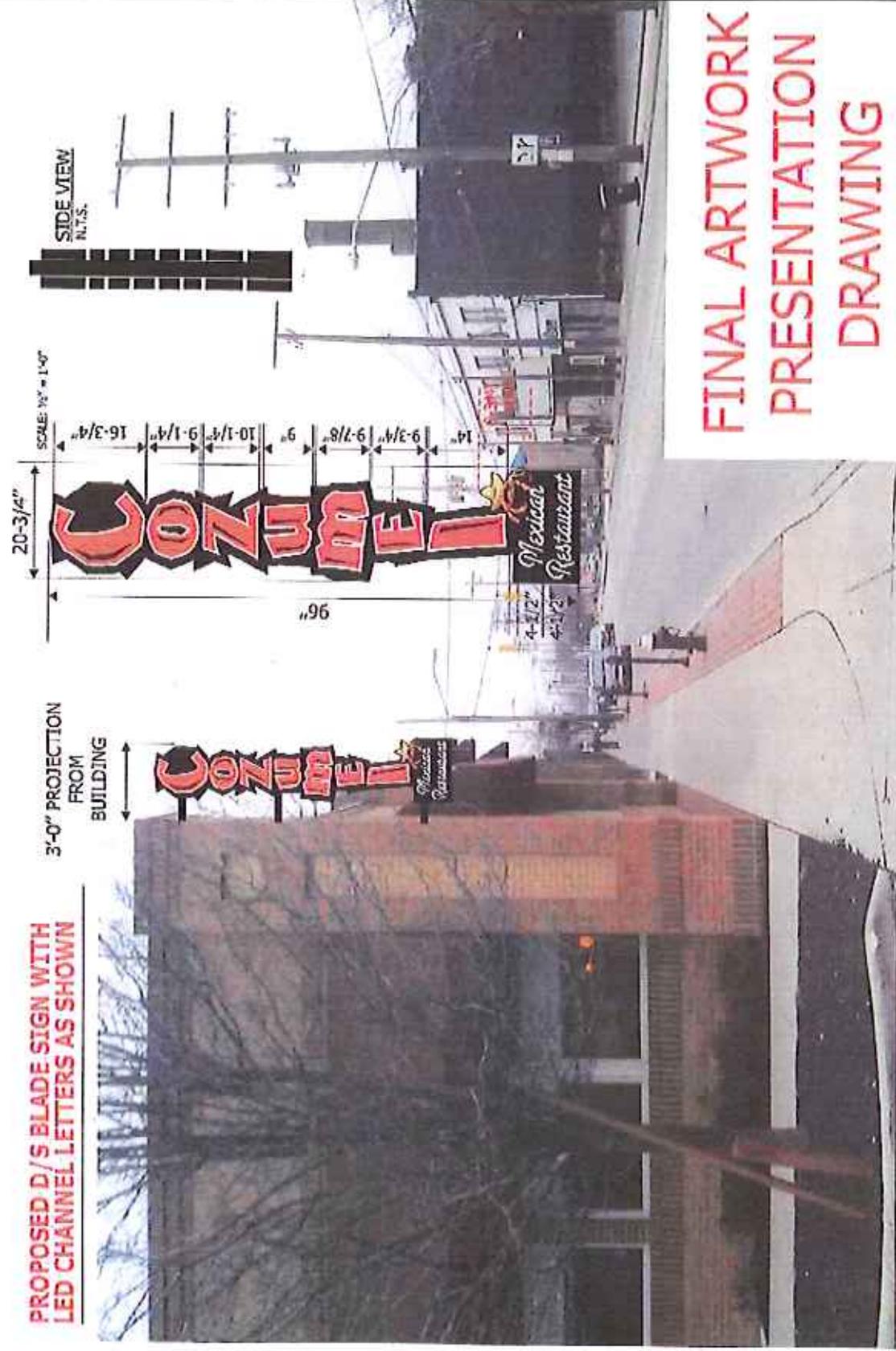
AER May 2012



**16512 Detroit Avenue
Cozumel Mexican Restaurant**

ABR May 2012

**PROPOSED D/S BLADE SIGN WITH
LED CHANNEL LETTERS AS SHOWN**

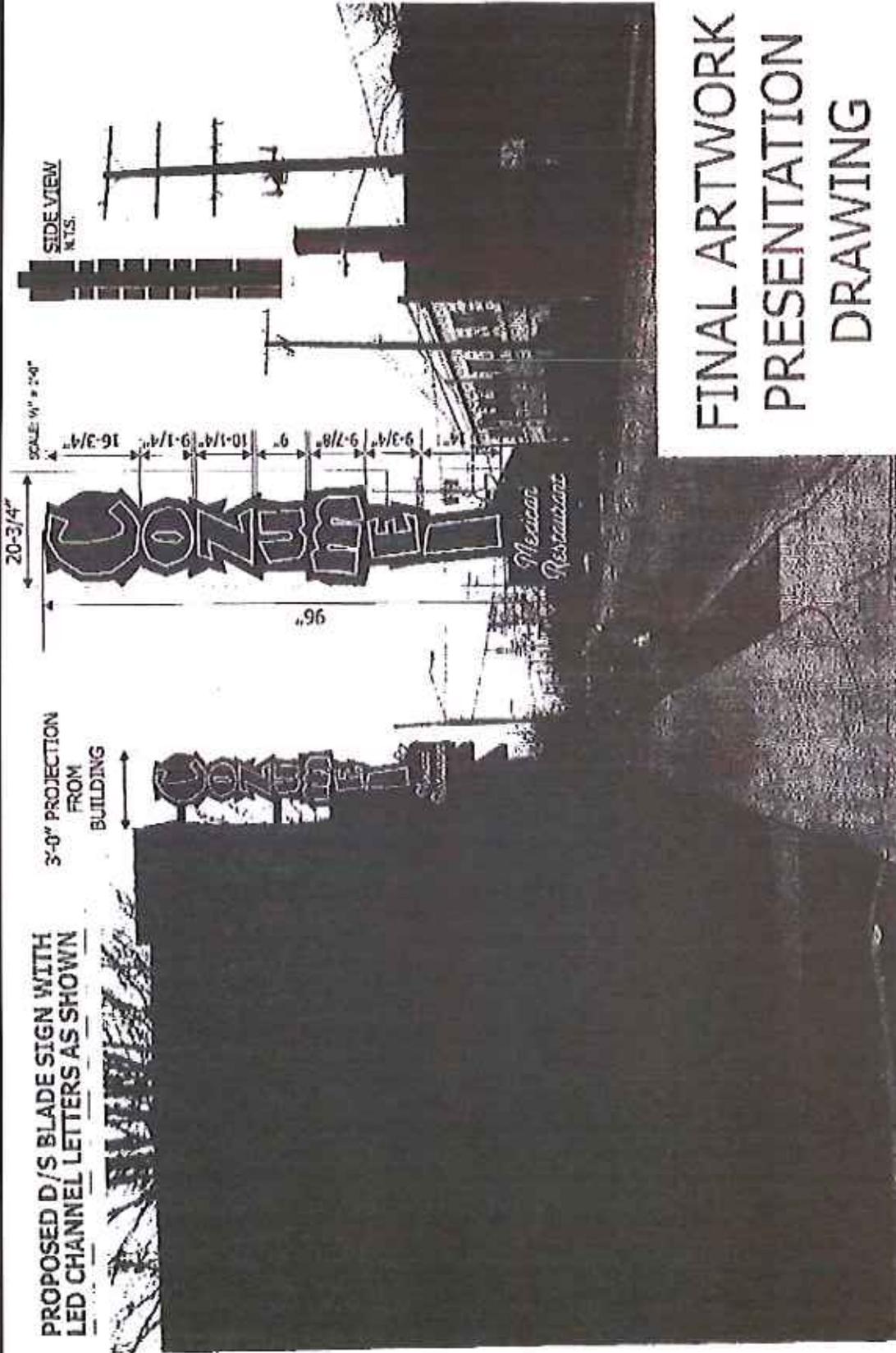


**FINAL ARTWORK
PRESENTATION
DRAWING**

**16512 Detroit Avenue
Cozumel Mexican Restaurant**

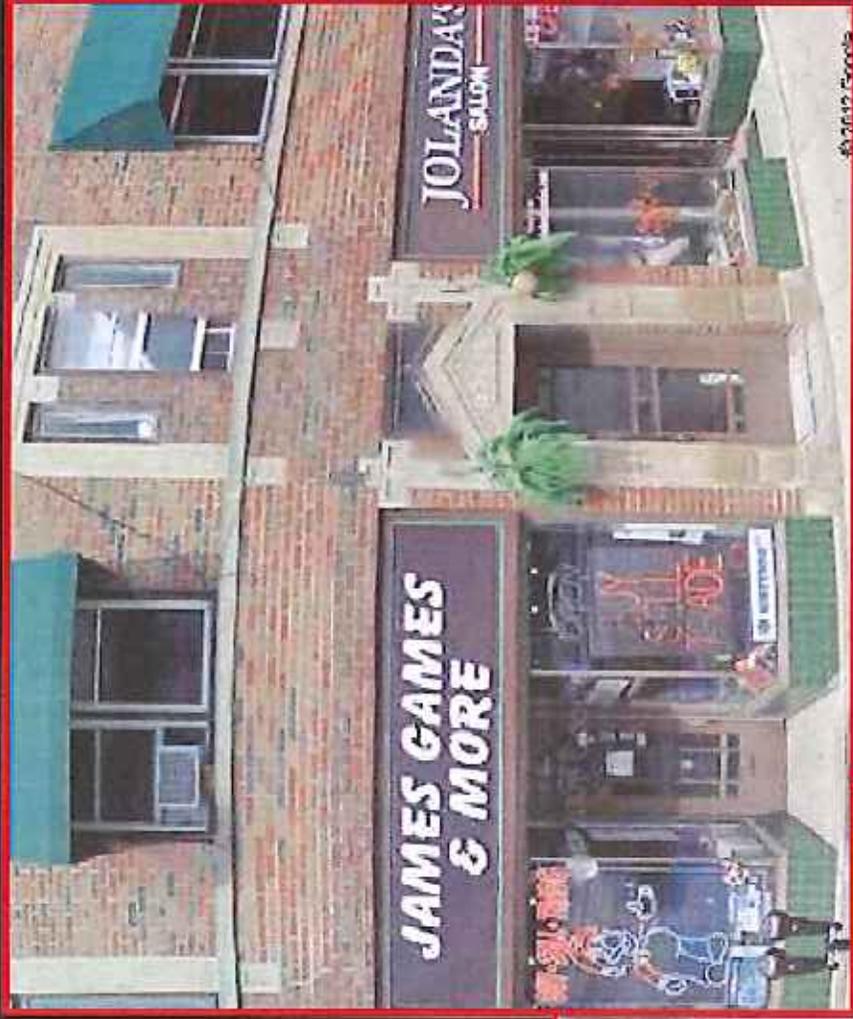
PROPOSED D/S BLADE SIGN WITH
LED CHANNEL LETTERS AS SHOWN

3'-0" PROJECTION
FROM
BUILDING



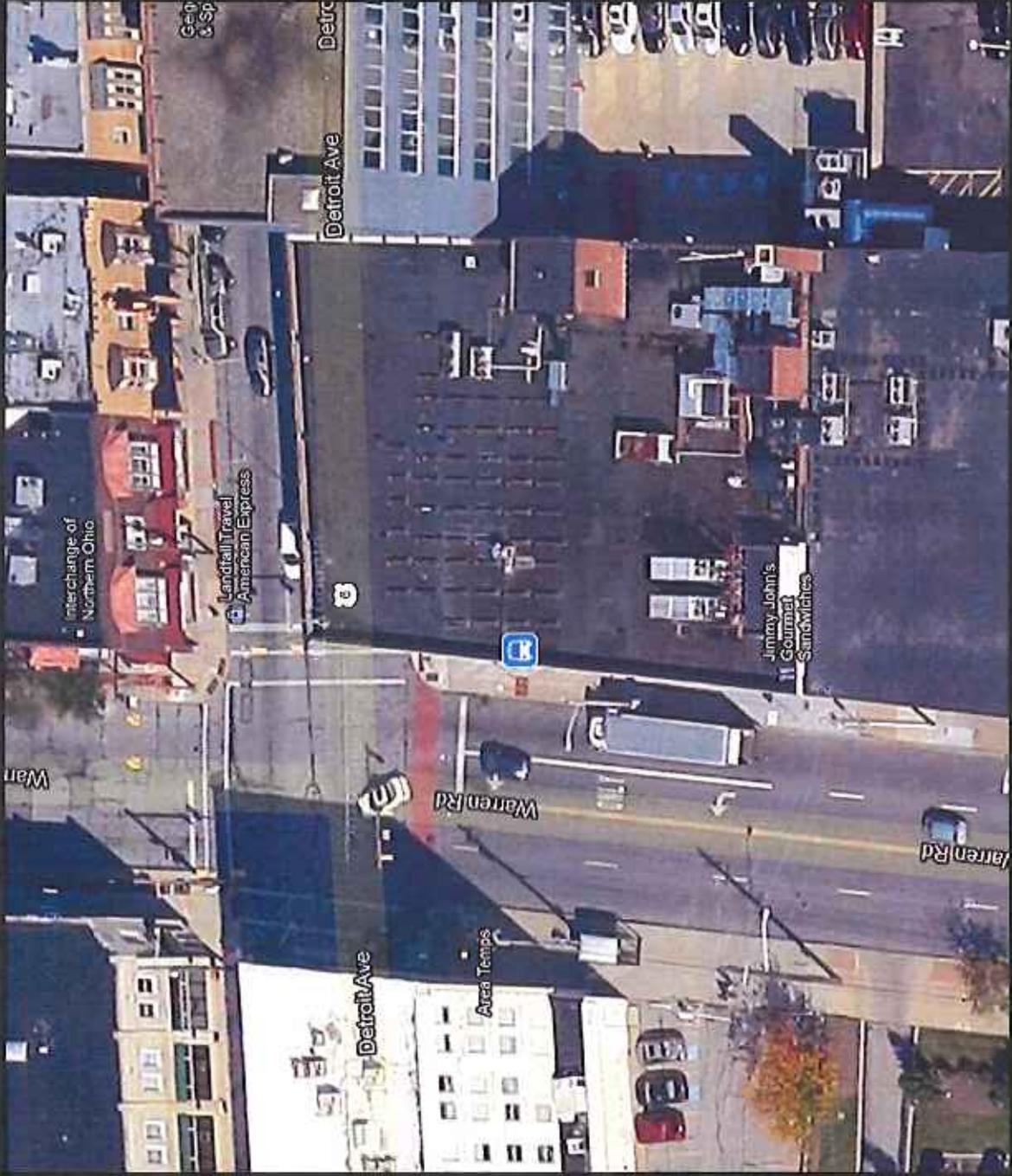
FINAL ARTWORK PRESENTATION DRAWING

16512 Detroit Avenue
Cozumel Mexican Restaurant

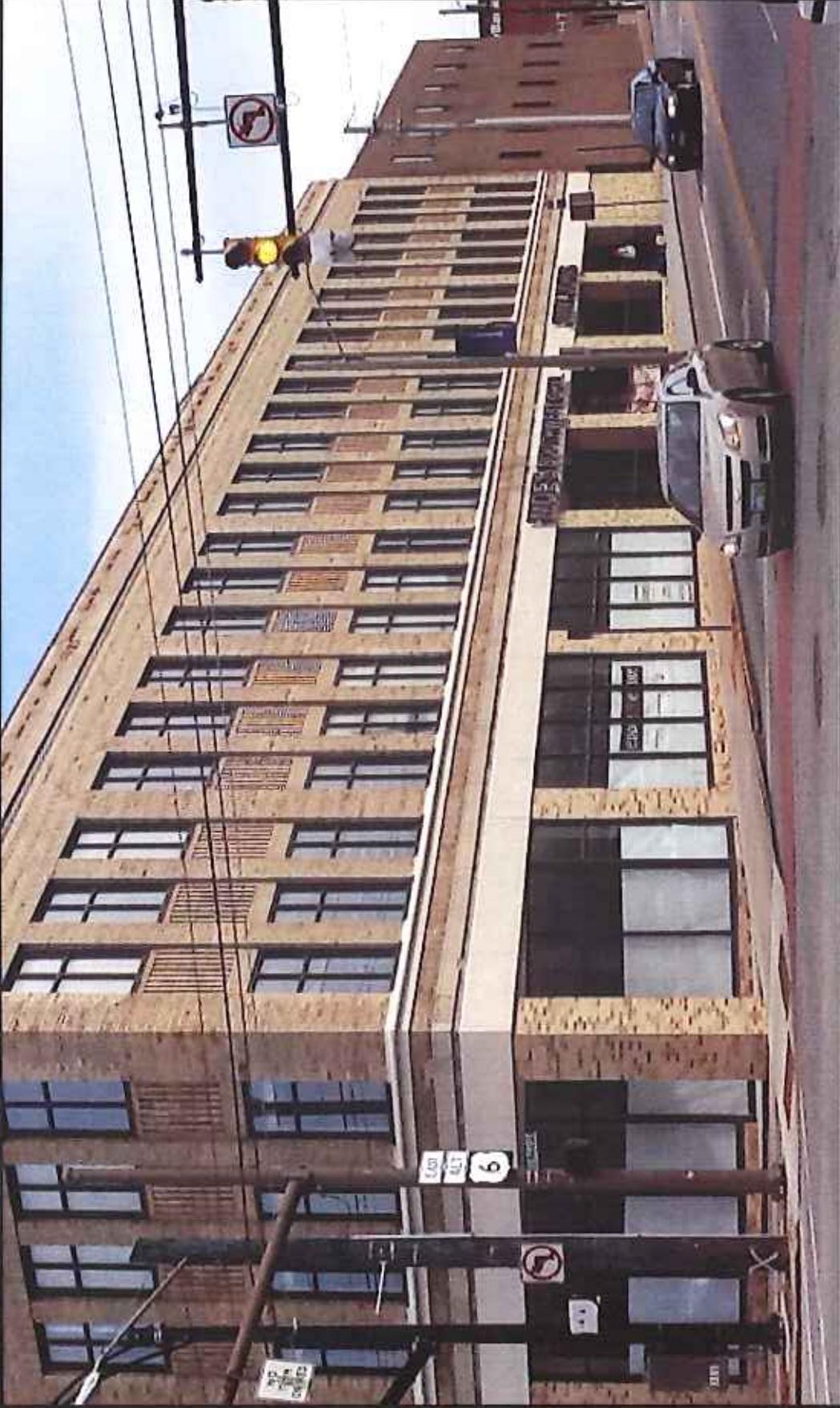


16512 Detroit Avenue Cozumel Mexican Restaurant

ABR May 2012

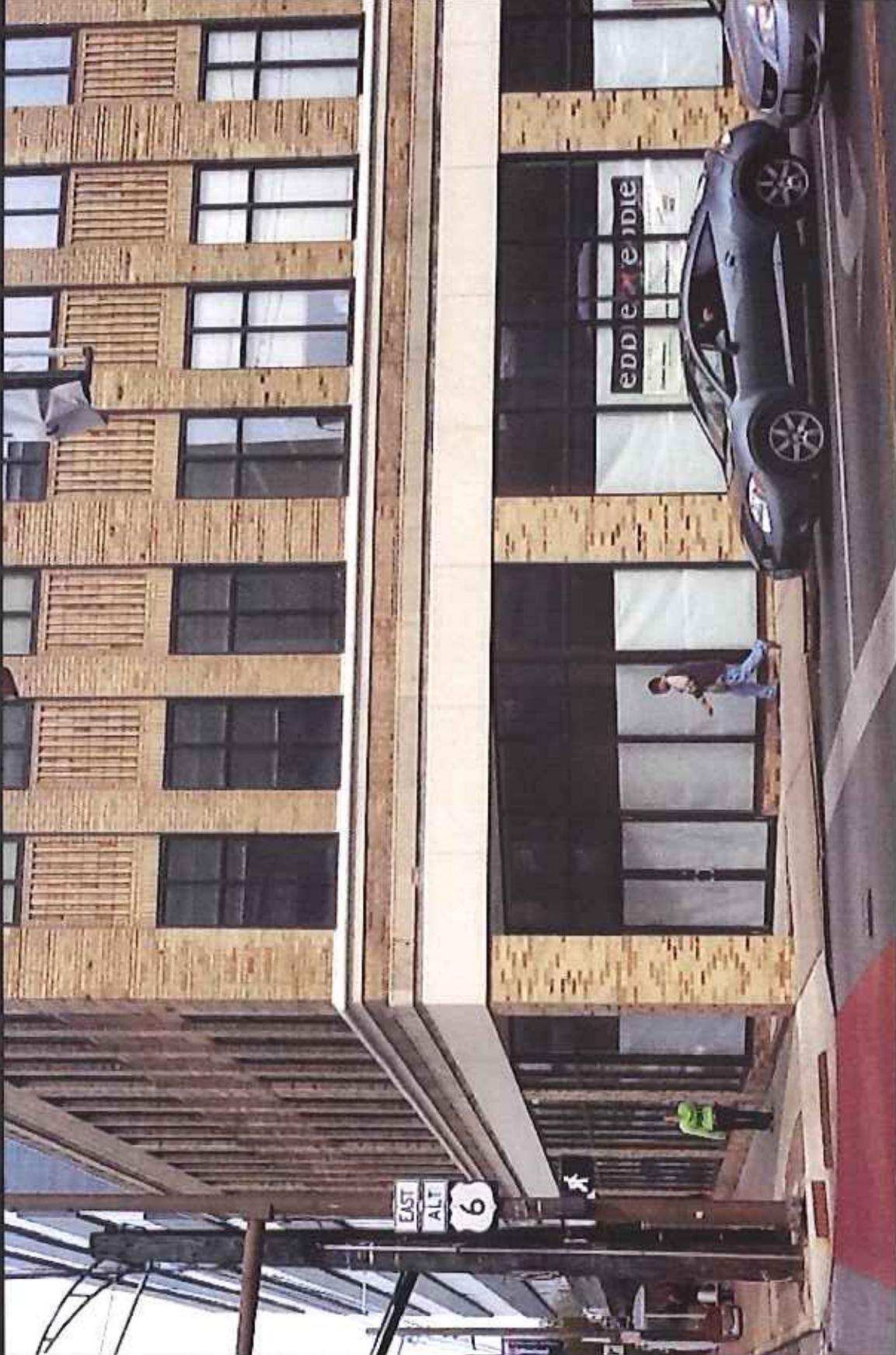


14701 Detroit Avenue
Eddie 'n Eddie



**14701 Detroit Avenue
Eddie 'n Eddie**

ABR May 2012



14701 Detroit Avenue
Eddie 'n Eddie

ABR May 2012



14701 Detroit Avenue
Eddie 'n Eddie

FEB May 2012



**14701 Detroit Avenue
Eddie 'n Eddie**

ABR May 2012



**14701 Detroit Avenue
Eddie 'n Eddie**

AER May 2012



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TYPE OF SIGN:
2 SETS OF
NO. IN. ALUM.
LED. CHANNEL
LETTERS ON
2 DEEP ALUM.
BACKER PANELS

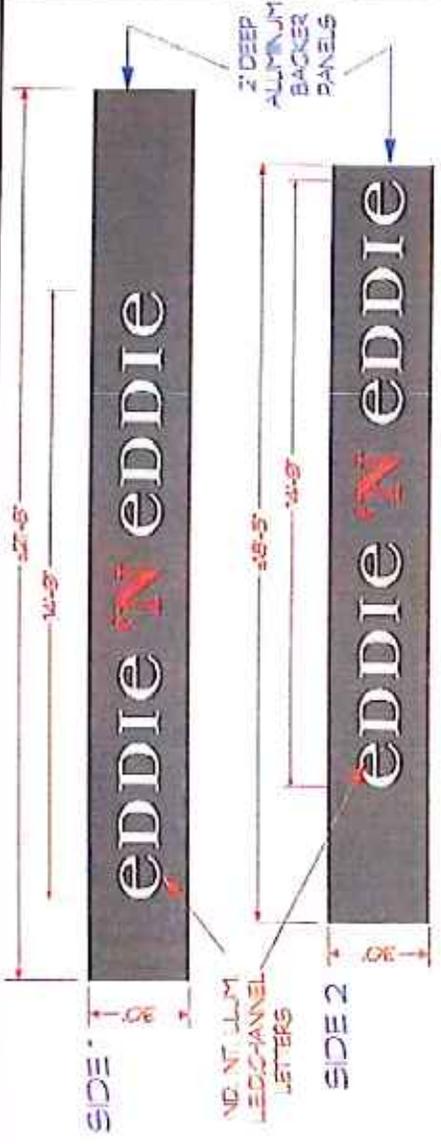
SALESMAN: PETRO
PROJECT: EDDIE 'N EDDIE

LOCATION: LAKEWOOD

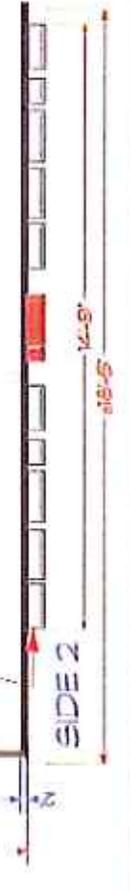
DATE OF DRAWING: 5/23/12
DRAWN BY: CZUP

PRINT # EDDIE-1201

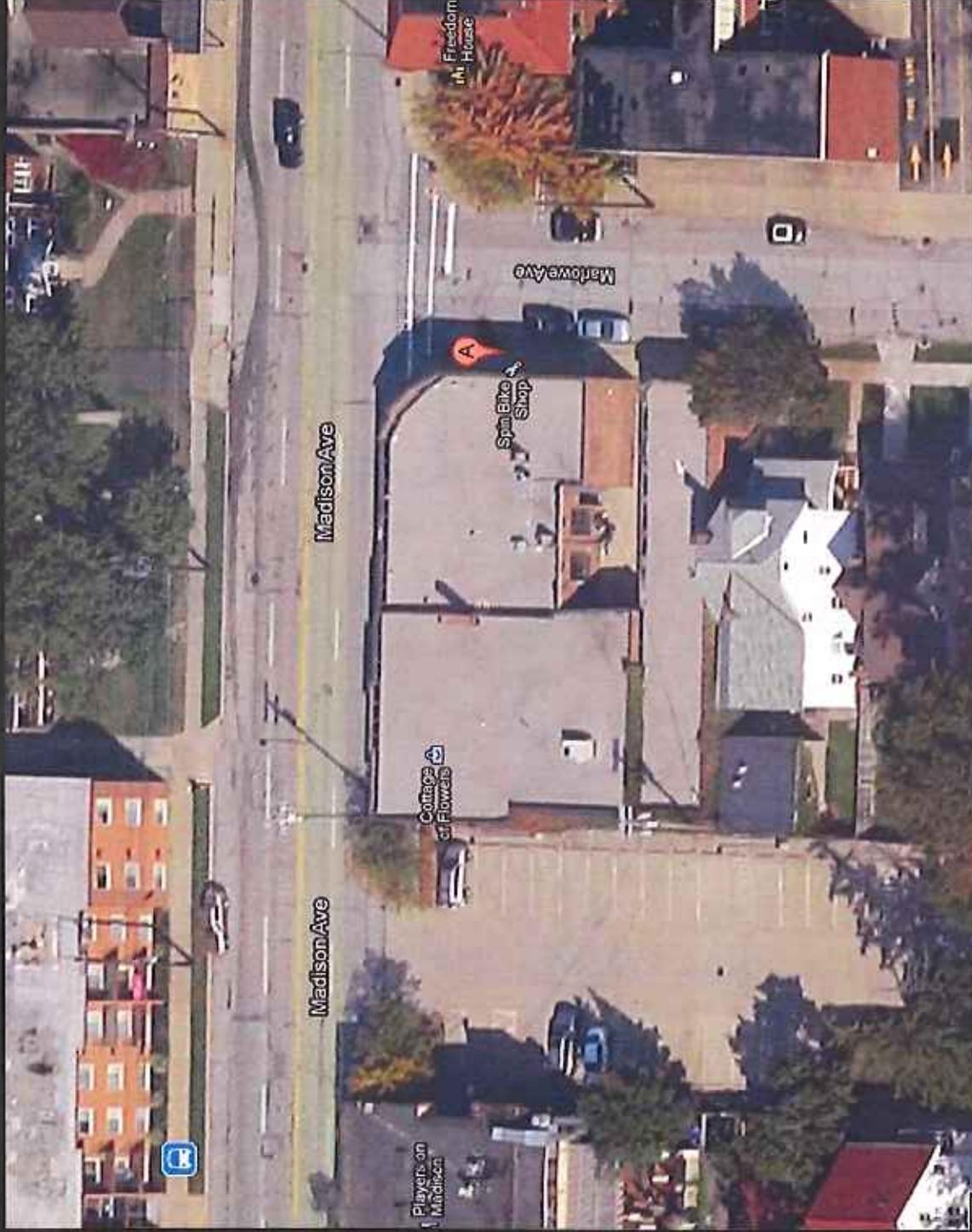
SCALE: 3/8"=1'
NOTES: CLIENT LOGO



- COLORS:**
- EDIE - FACES, RETURNS, TRIM CAPS & LEDS ----- WHITE
 - 'N - FACES, RETURNS, TRIM CAPS & LEDS ----- RED
 - 2 DEEP BACKER PANELS - BRONZE TO MATCH WINDOW MULLIONS

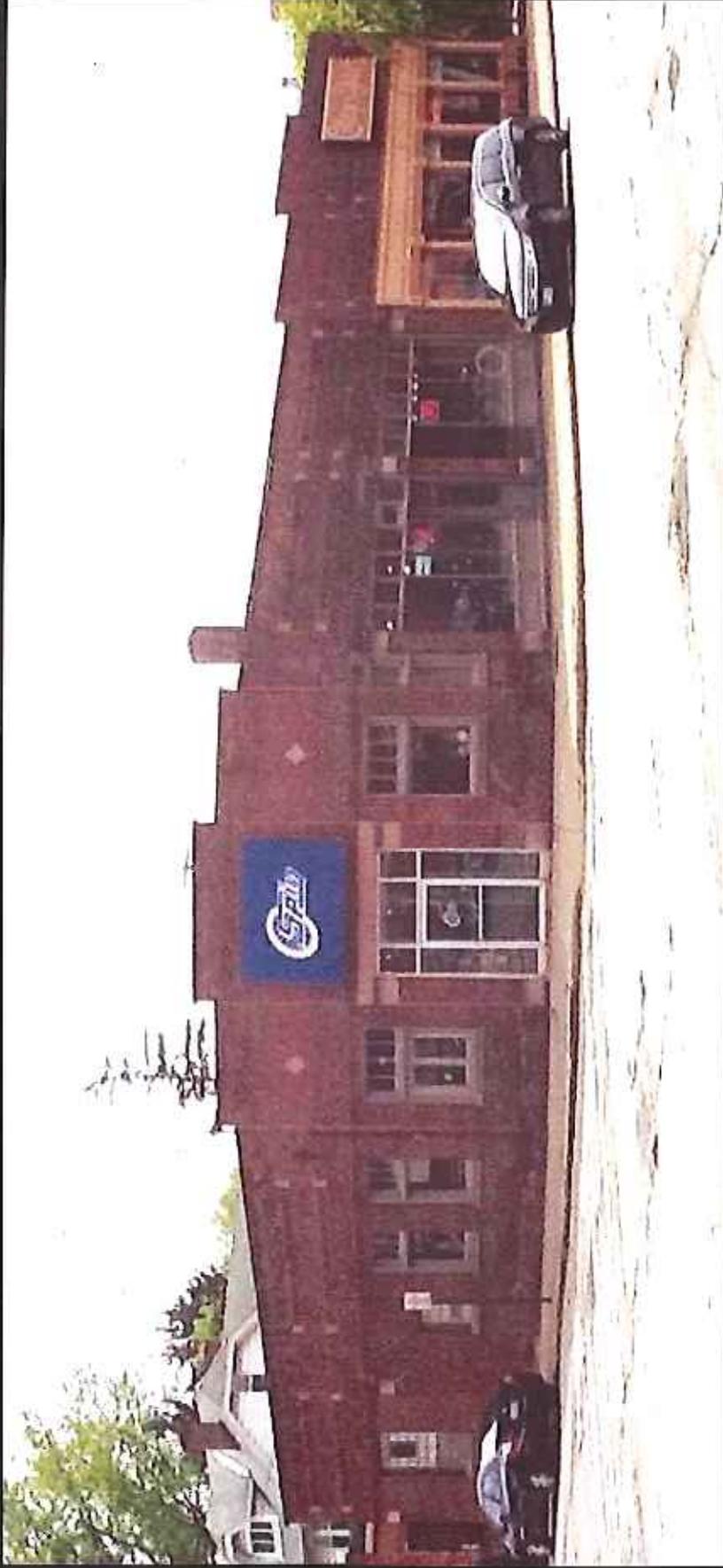


14701 Detroit Avenue Eddie 'n Eddie



14515 & 14519 Madison Avenue
Spin Inc & Cottage of Flowers

ABR May 2012



FBR May 2012

14515 & 14519 Madison Avenue
Spin Inc & Cottage of Flowers



14515 & 14519 Madison Avenue
Spin Inc & Cottage of Flowers

ZBR May 2012



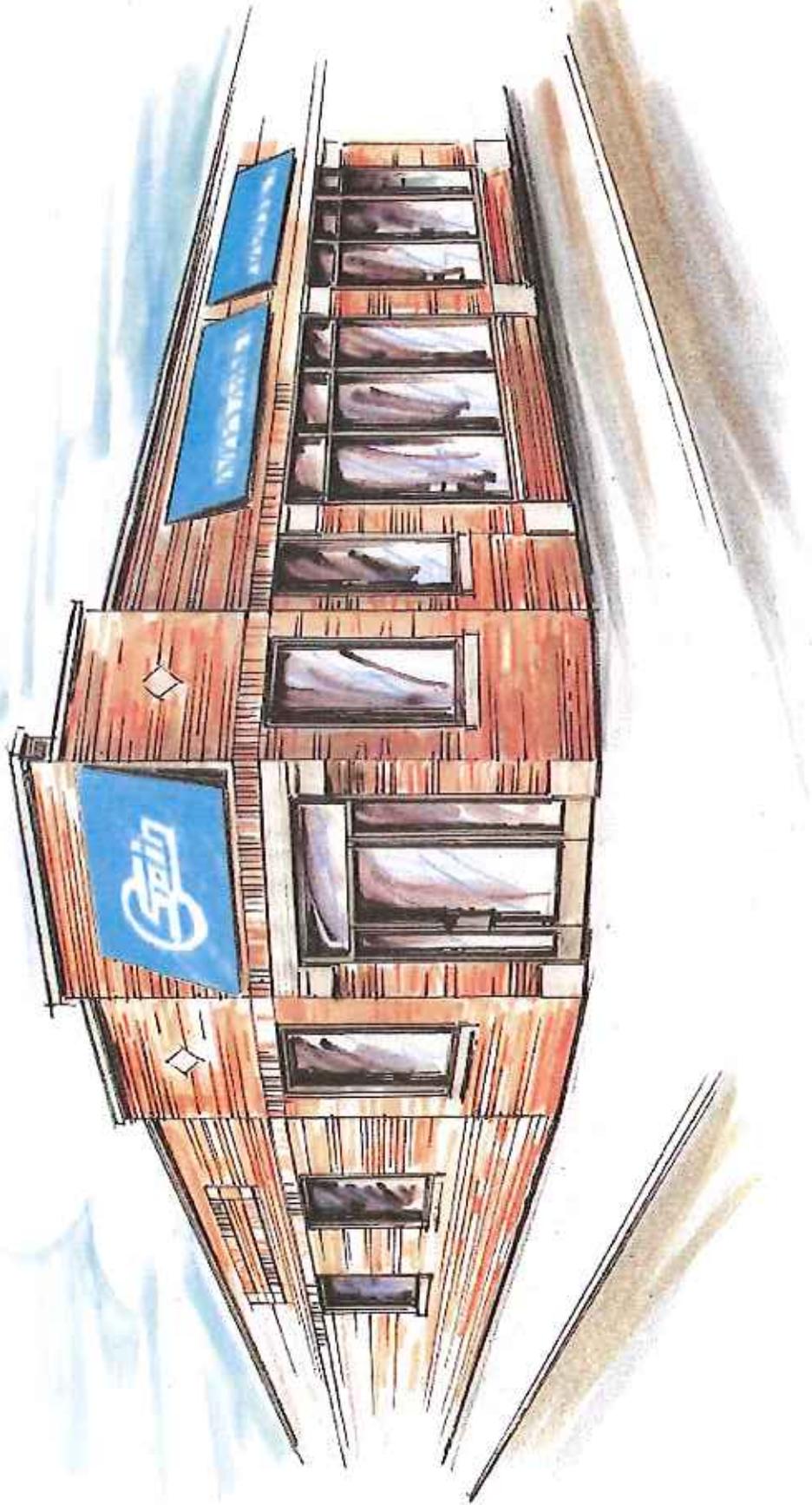
**14515 & 14519 Madison Avenue
Spin Inc & Cottage of Flowers**

ABR May 2012

Existing Sash Units – page 3



14701 Detroit Avenue
Eddie 'n Eddie



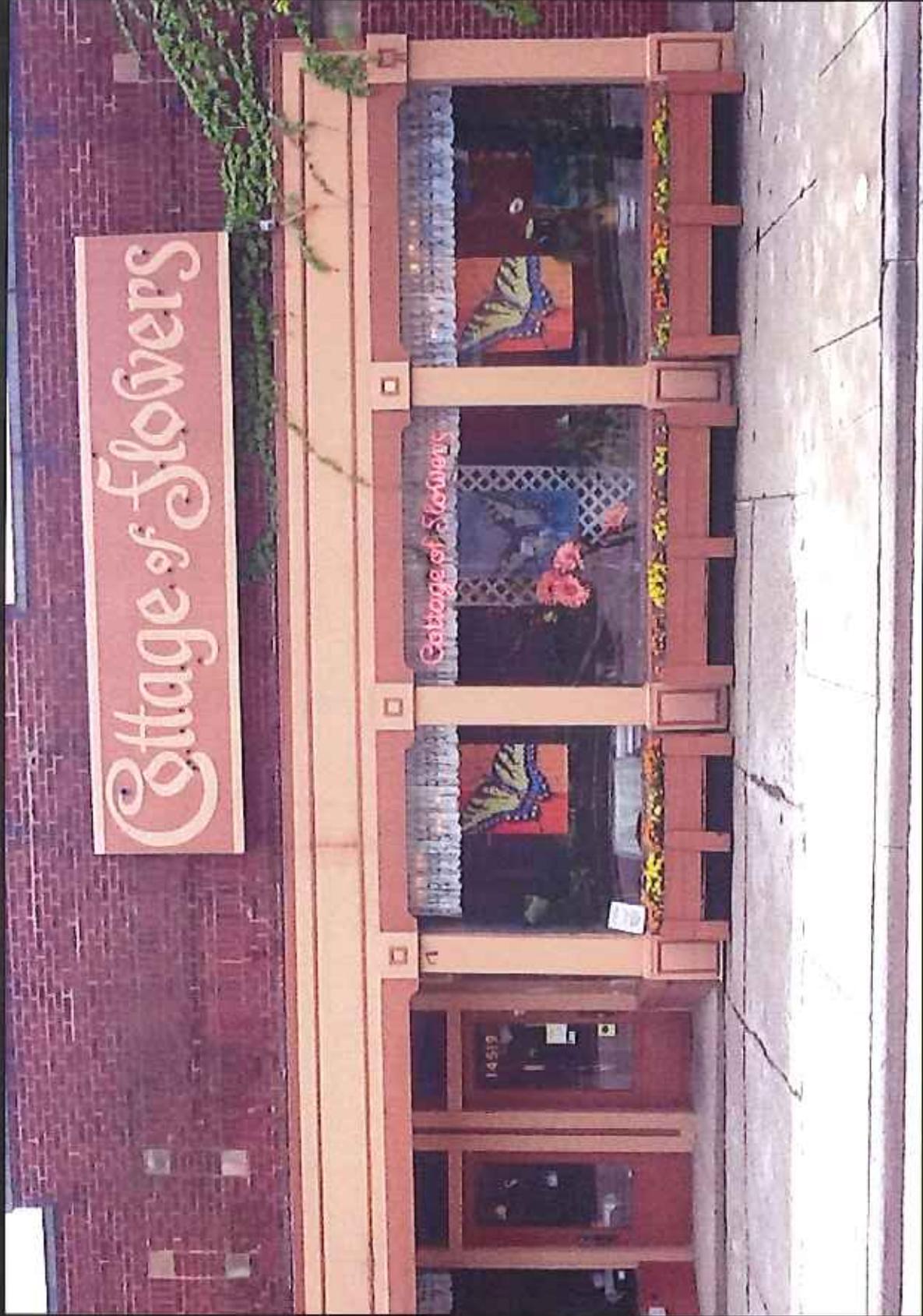
14515 & 14519 Madison Avenue
Spin Inc & Cottage of Flowers

FBR May 2012



ABR May 2012

14515 & 14519 Madison Avenue
Spin Inc & Cottage of Flowers

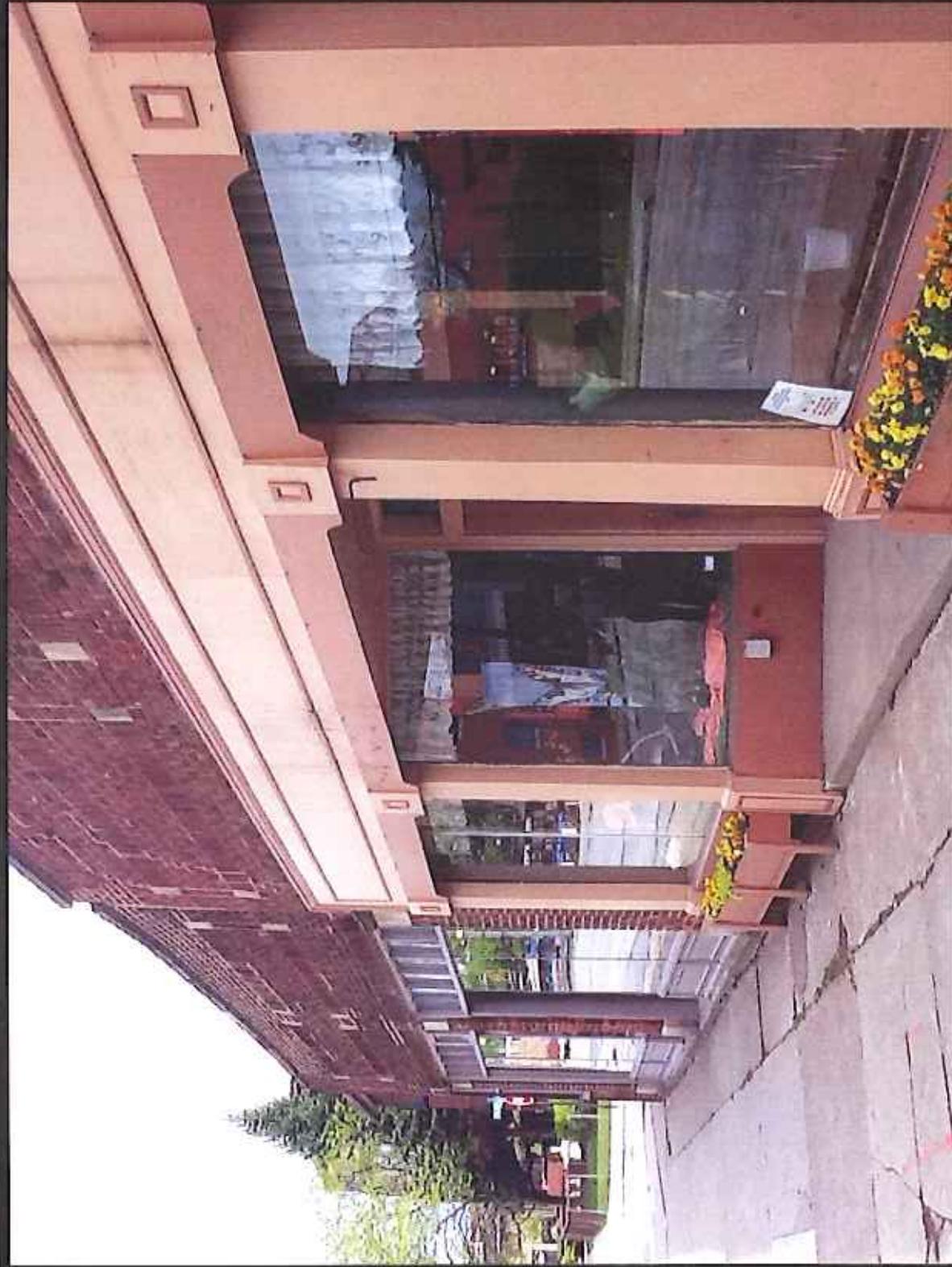


14515 & 14519 Madison Avenue
Spin Inc & Cottage of Flowers



**14515 & 14519 Madison Avenue
Spin Inc & Cottage of Flowers**

ABR May 2012



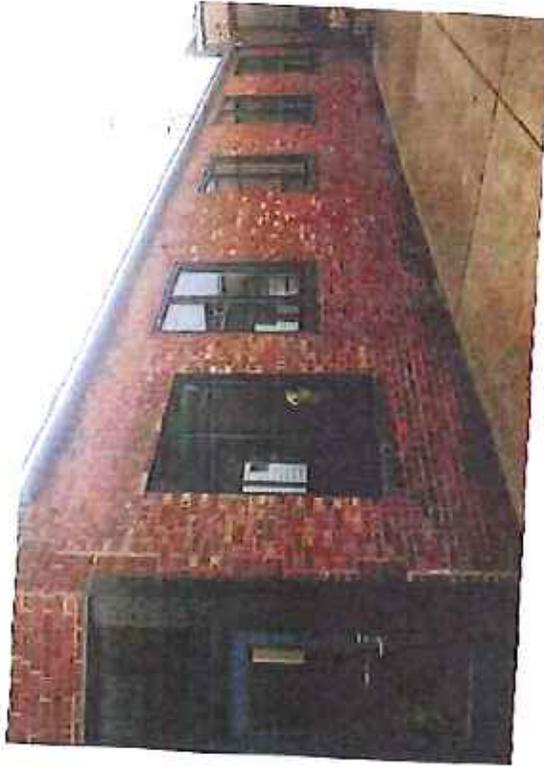
**14515 & 14519 Madison Avenue
Spin Inc & Cottage of Flowers**

ABR May 2012

Rear Building – Marlowe – page 6

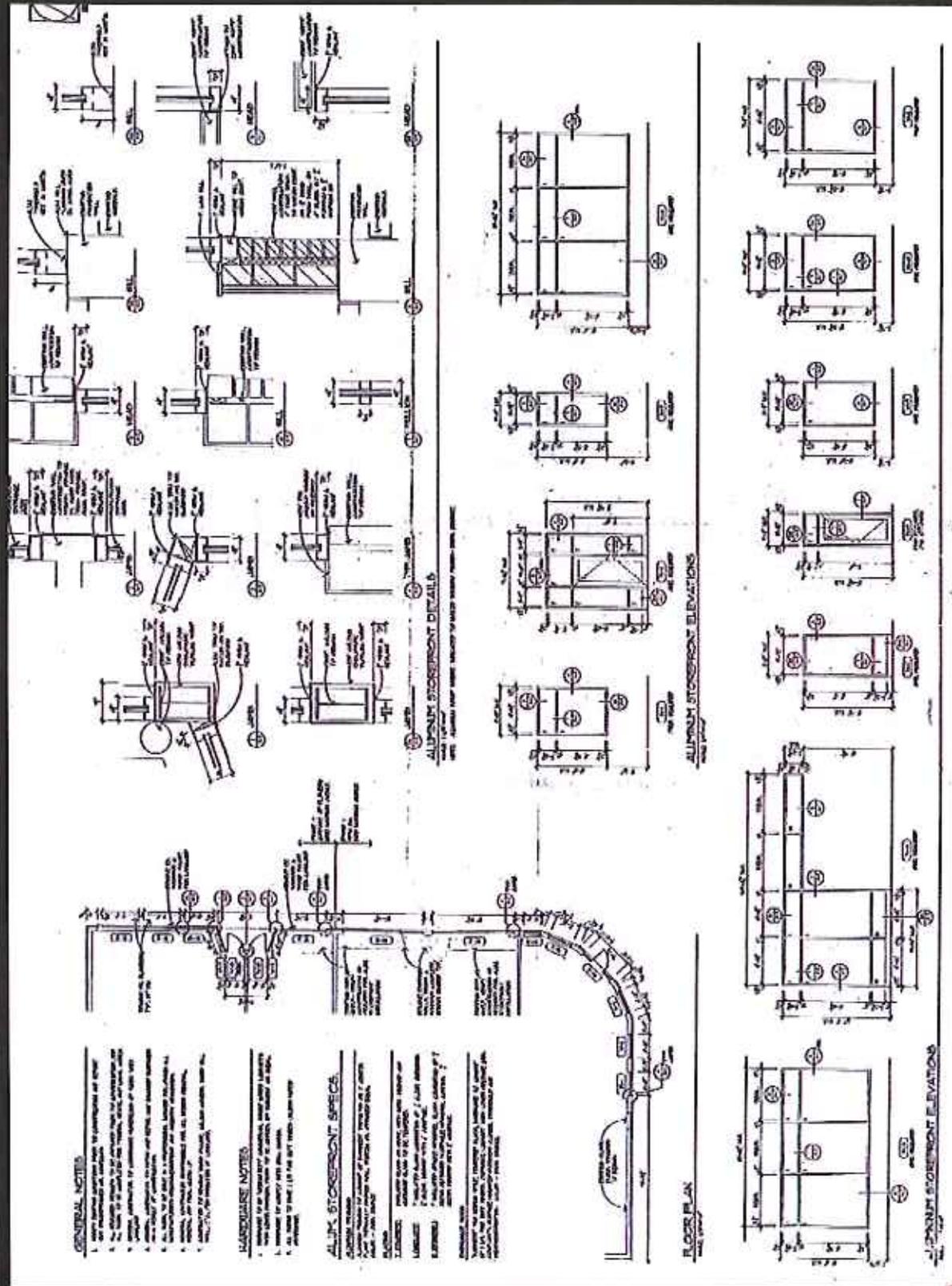


Rear Building – New Sash Units – page 7



ABR May 2012

14515 & 14519 Madison Avenue
Spin Inc & Cottage of Flowers



14515 & 14519 Madison Avenue Spin Inc & Cottage of Flowers



1571 Roycroft Avenue

ZBR May 2012



1571 Roycroft Avenue

ZBR May 2012



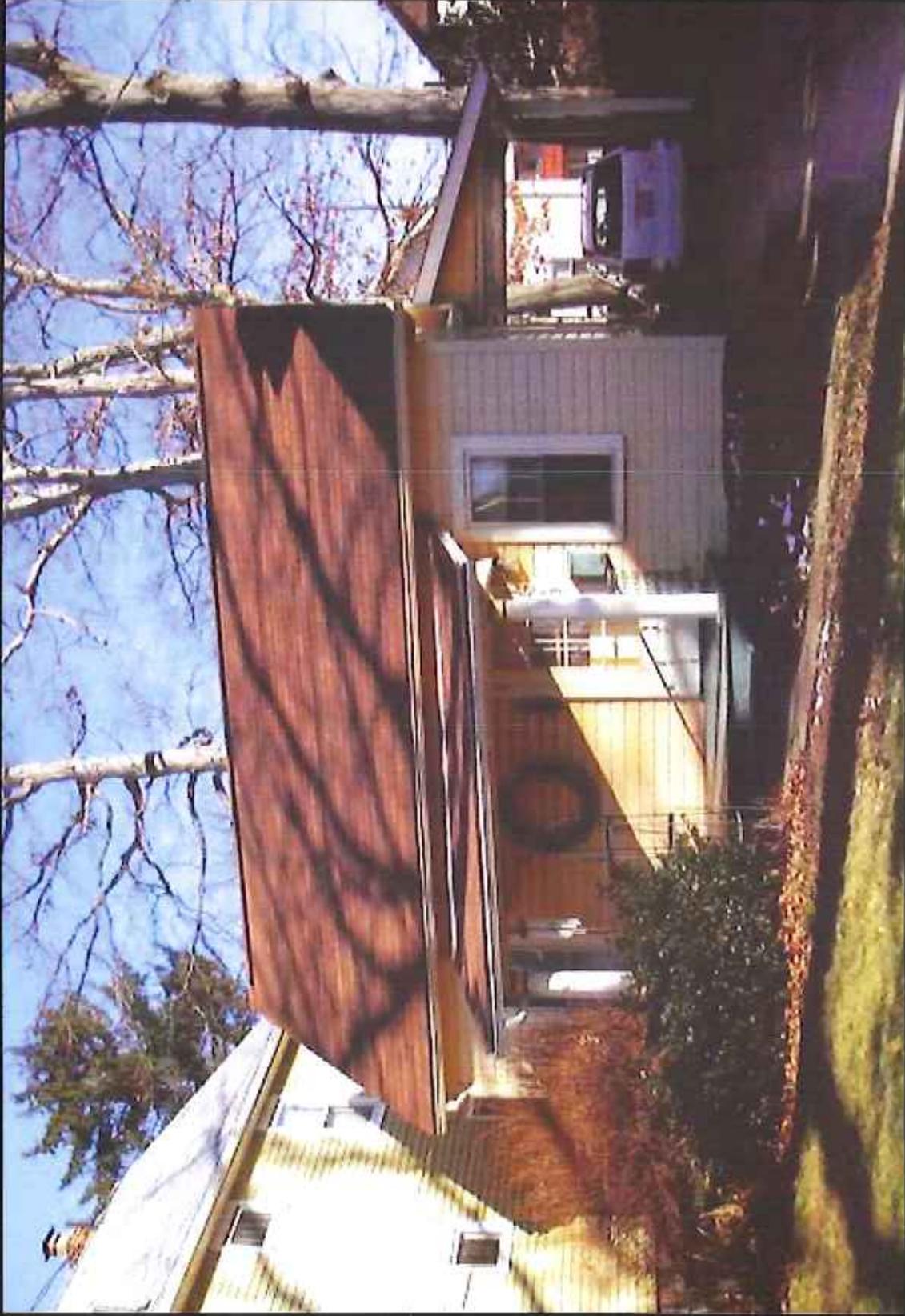
1571 Roycroft Avenue

FBR May 2012



1571 Roycroft Avenue

ABR May 2012



1571 Roycroft Avenue

FBR May 2012

Porch Replacement and Tiny House Modification

Respectfully submitted by Jan Dregalla
1571 Roycroft Ave.
Lakewood, Ohio
4/24/2012

Submission Requirements:

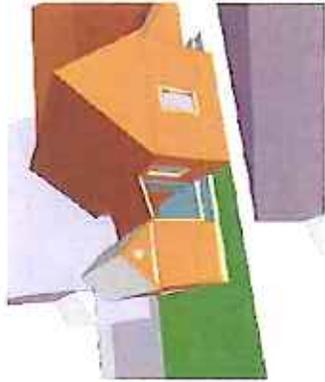
1. Description: I need to replace existing porch due to rotten, sagging wood. It will be rebuilt to the same shape and proportions and will stand aligned with the tiny house as if attached creating a breezeway effect. There is plenty of room from the lot line because the house was set further back in the beginning. Actual plans will have all specs.

Because the foundation of my house shifts due to trees and winter weather, I'd like to build this on wheels. On occasion, I might remove it for a vacation but the porches portion will remain part of the house with a look similar to the current house. The wheels will be covered with lattice or similar to create the look of a porch on the ground. Appropriately placed landscaping will complete the look. It will be on a concrete pad.

The roof will be aluminum or steel with a thin film that collects solar heat in lower light situations. It will provide any necessary electric. The toilet will be a composting toilet for use when on vacation but not in use while on the city property. Water for a sink will be stored in an RV type set up again for vacation use.

2. Letter of Authorization - attached hard copy

3. Scaled elevations, sections and perspectives of proposed building improvements. More in PDF.



Photos of existing condition, porch wood rotten, sinking on left and in need of replacement. >



Scaled site of plan detailing elements of the proposal and showing adjacent properties available in PDF format to conserve paper and provide better visibility. More on PDF.

Material samples:

Red cedar siding. Metal roof style on right w/ thin solar film



SOLAR PRODUCTS: CRYSTALLINE & THIN FILMS

Crystalline Silicon Modules
Crystalline silicon modules (poly, mono or multi) are typically glass panels with a 15-18% efficiency rating that are a wonderful fit for metal roofs. Crystalline silicon modules (CS) can maximize the energy output on a metal roof as the mounting hardware allows for these type of panels to cover more square feet of roof space. System owners typically like the fact that crystalline modules can be a mobile asset during roofing maintenance or

45

1571 Roycroft Avenue

upgrades. Crystalline modules have been manufactured in some form or another for over 50 years. Many of the crystalline manufacturers are large international companies with great financial stability and can truly stand behind a 25 year warranty.

Thin Films

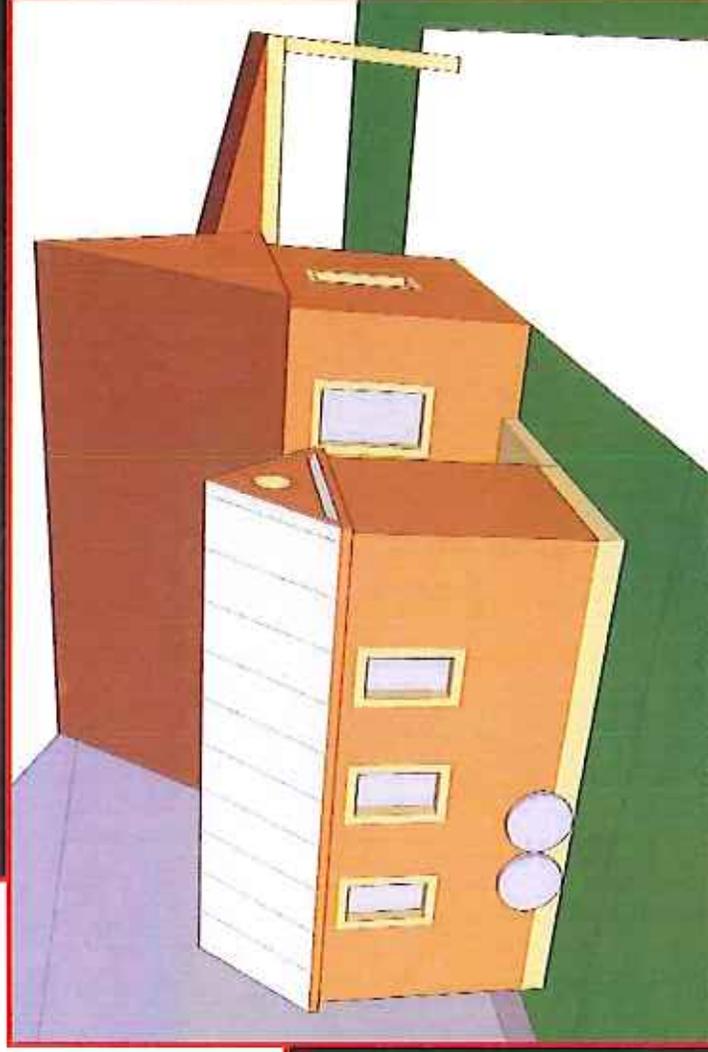
Thin film technologies such as amorphous silicon (aSi), CIGS (copper, indium, gallium, (di)selenide) and cadmium telluride (CdTe) typically have efficiencies of 5 - 10% that produce energy in low light conditions.

These modules can come in a flexible form and can be applied to curved metal panels. Thin film modules can weigh as light as 0.7/lbs per square foot installed and can be a great solution when building structures that cannot handle additional weight.

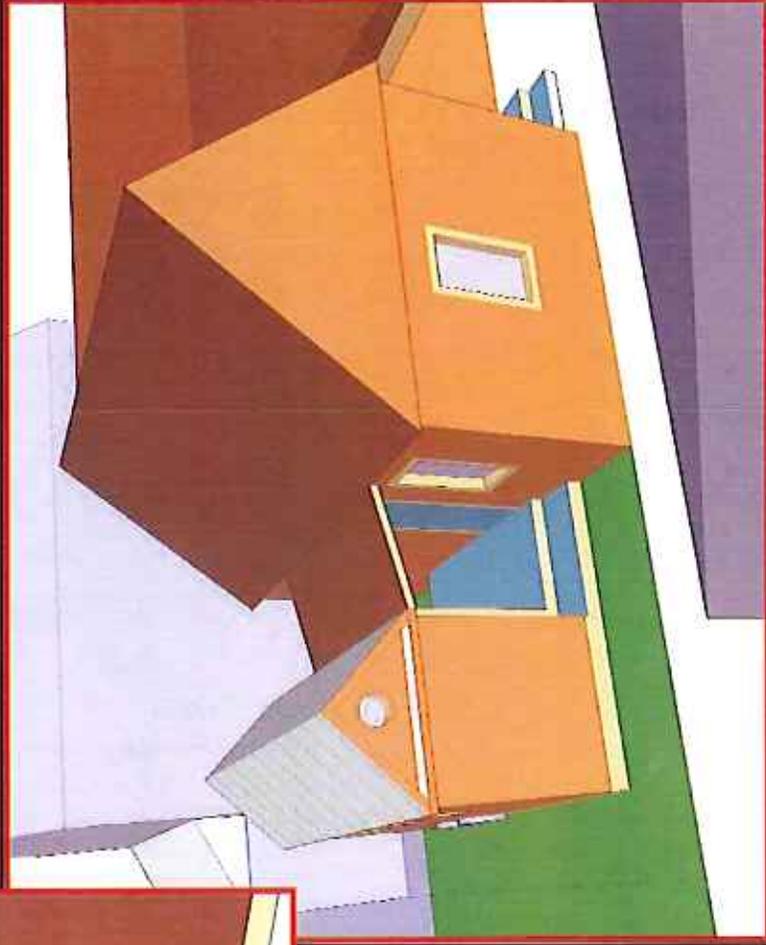
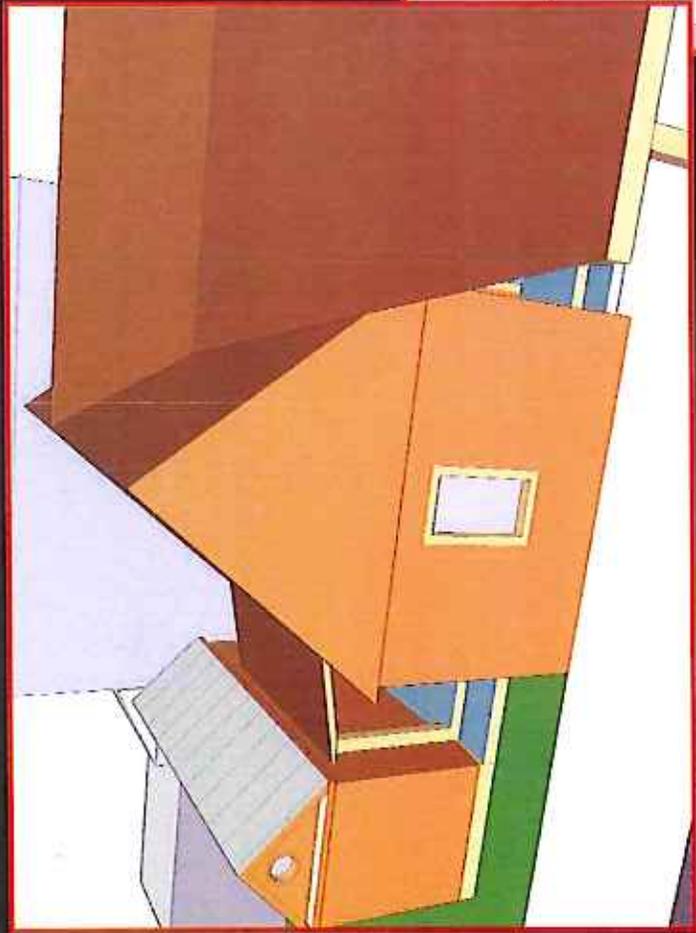
7. No fencing

Lights to be source through recycle sources,
Lattice or similar to cover tires to create porch effect.
Appropriately place landscaping to built in porch look.
Insulation: Wool Shorts
Trailer: Utility Trailer

10. \$25 Fee included.

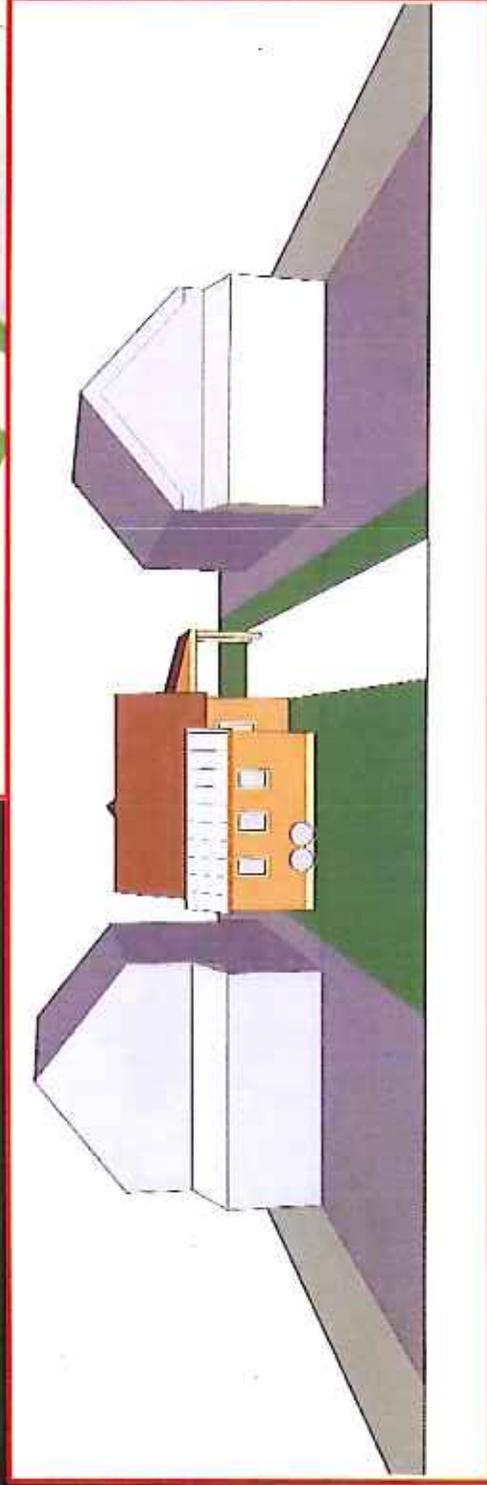
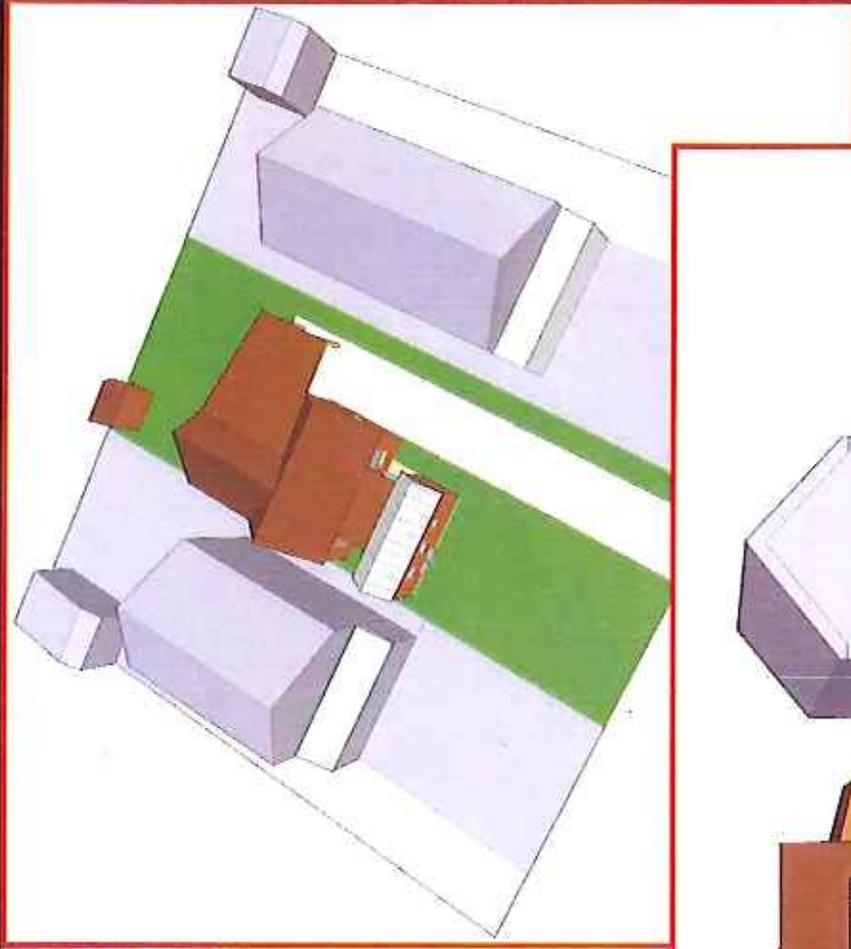


1571 Roycroft Avenue



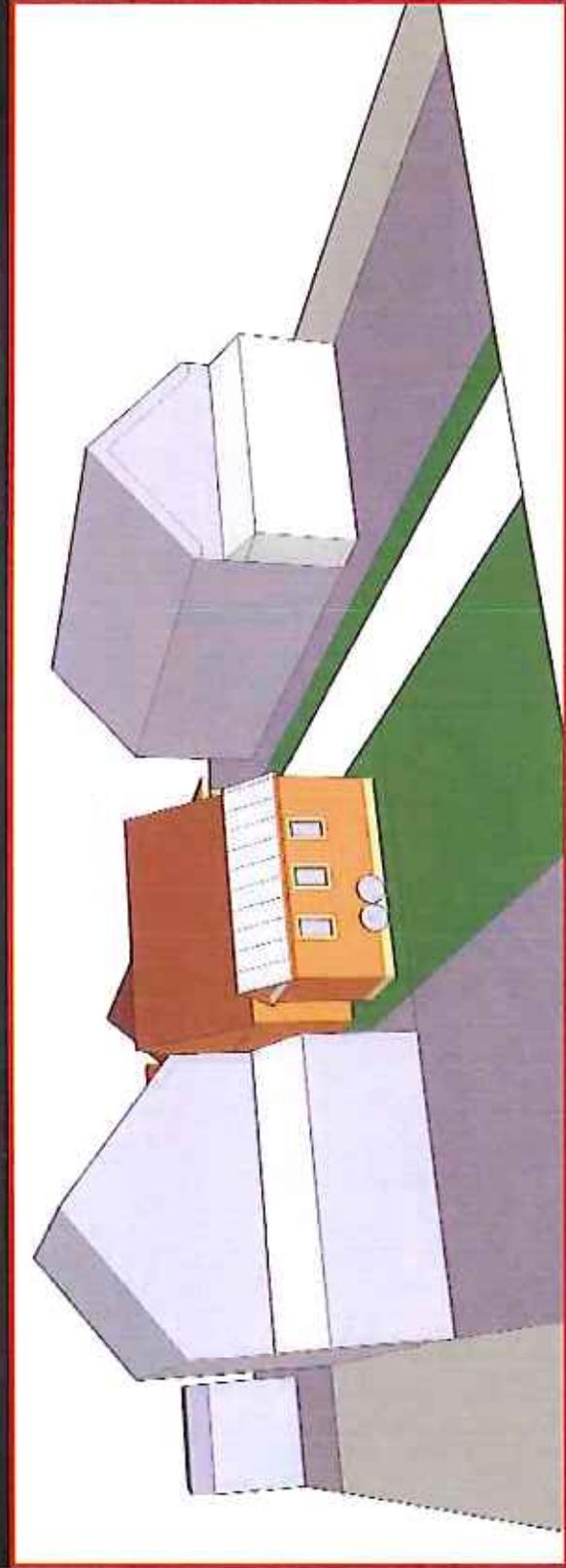
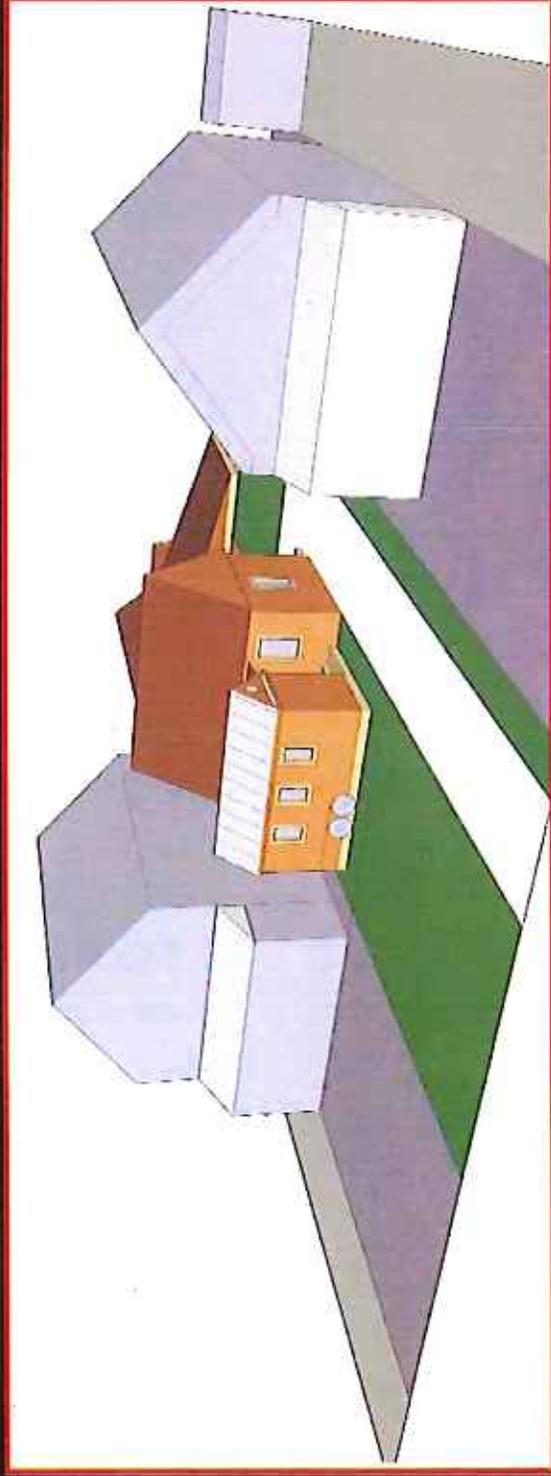
1571 Roycroft Avenue

ABR May 2012



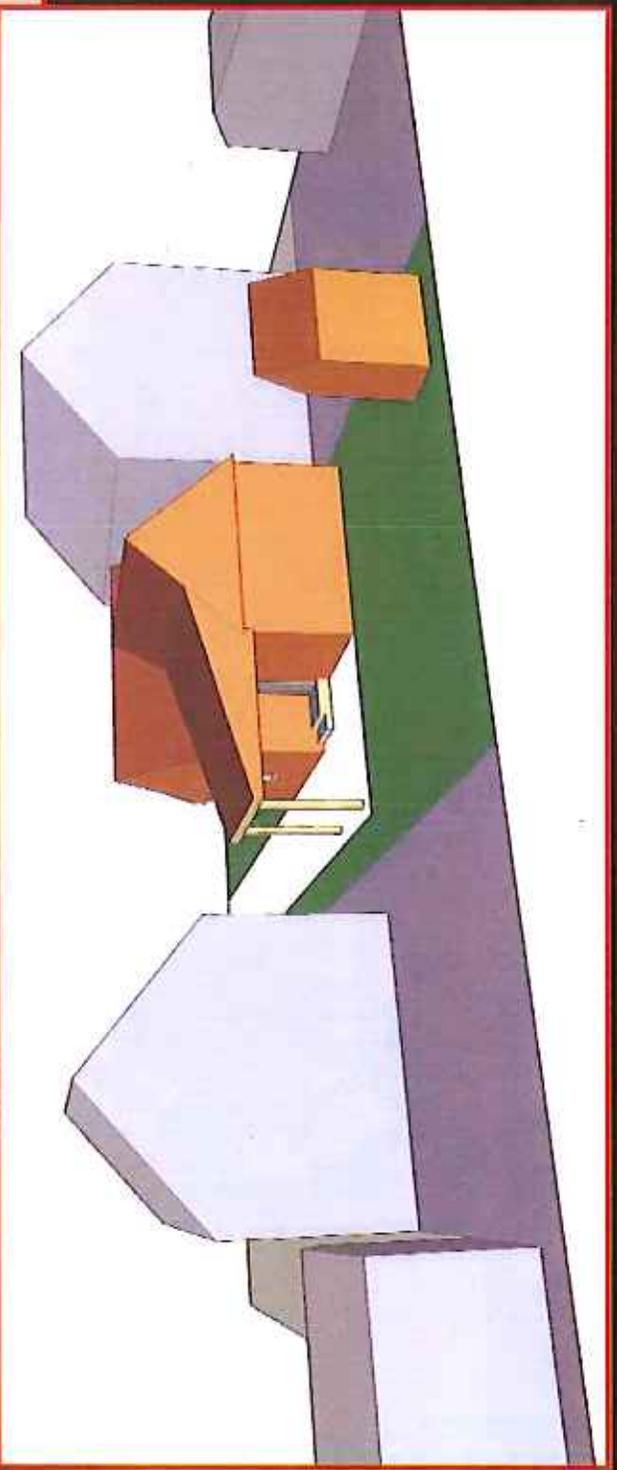
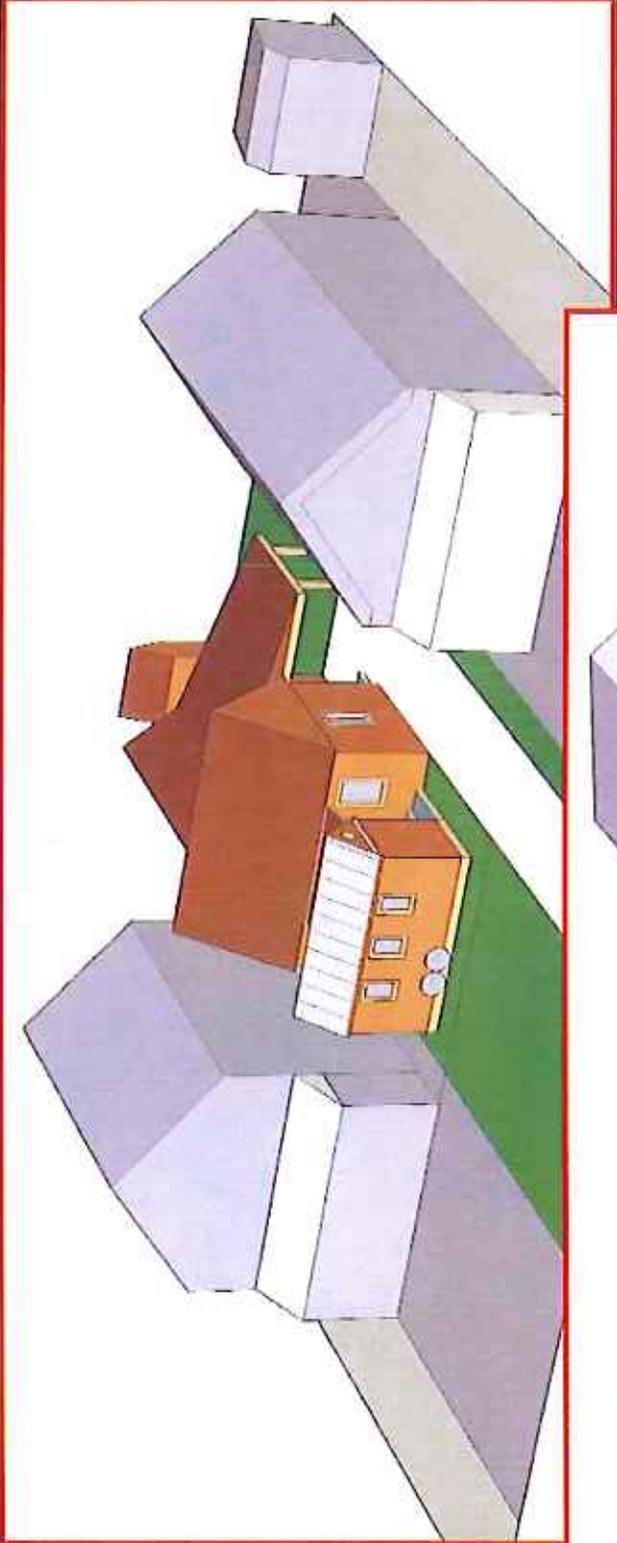
1571 Roycroft Avenue

ABR May 2012



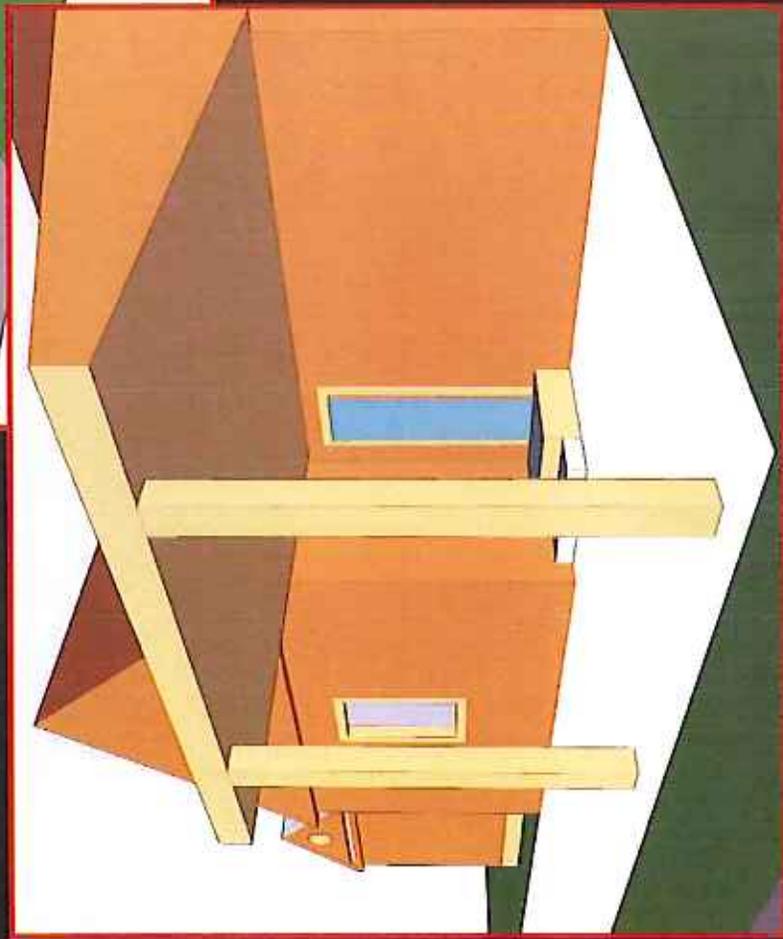
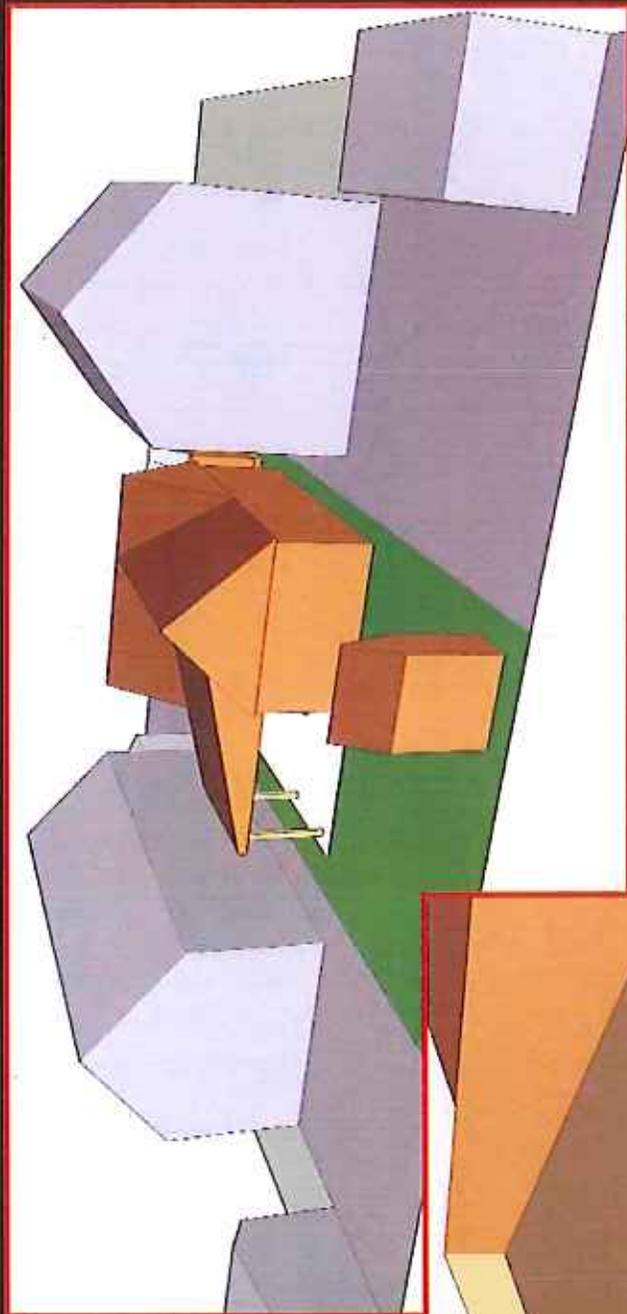
1571 Roycroft Avenue

ABR May 2012



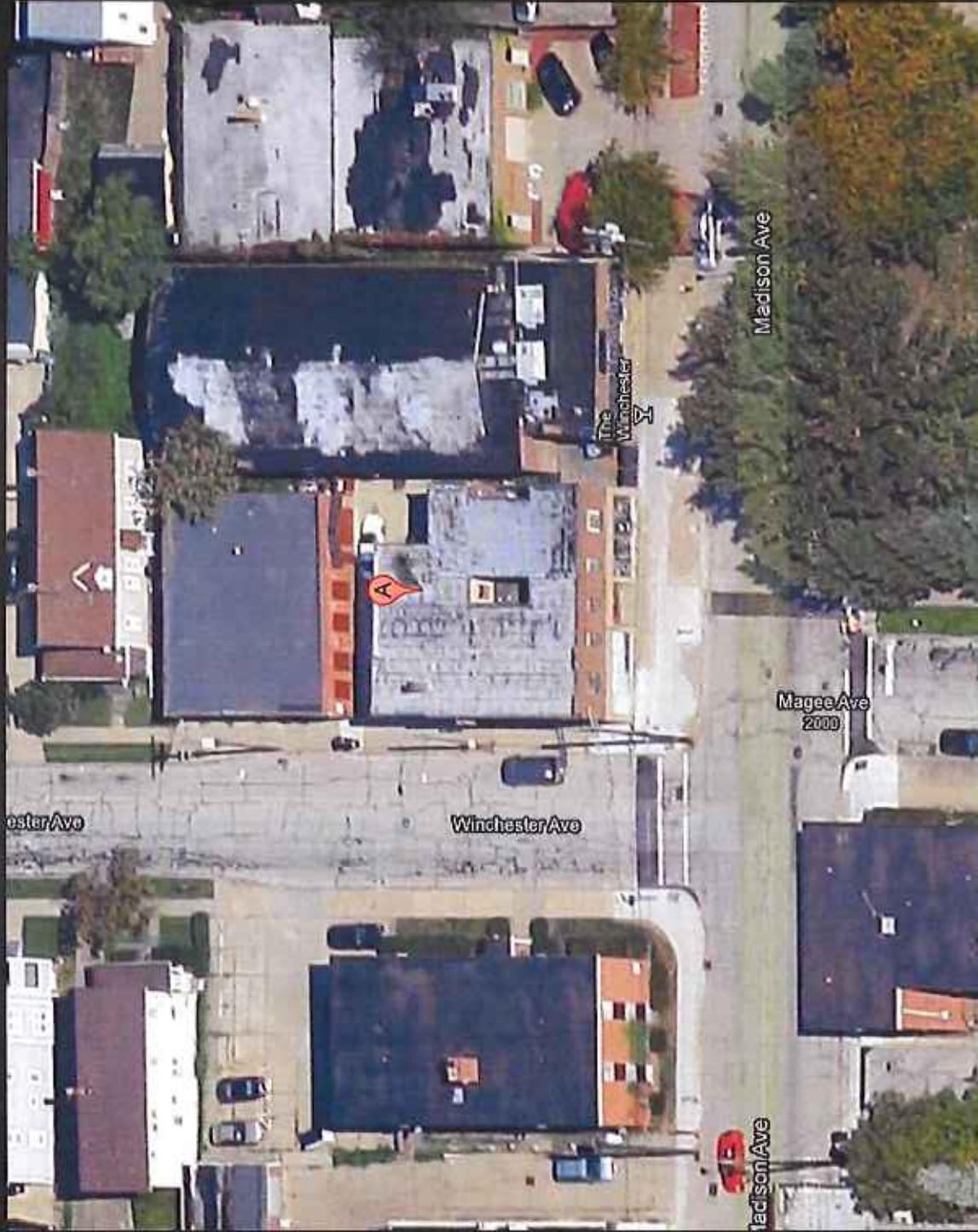
1571 Roycroft Avenue

ABR May 2012



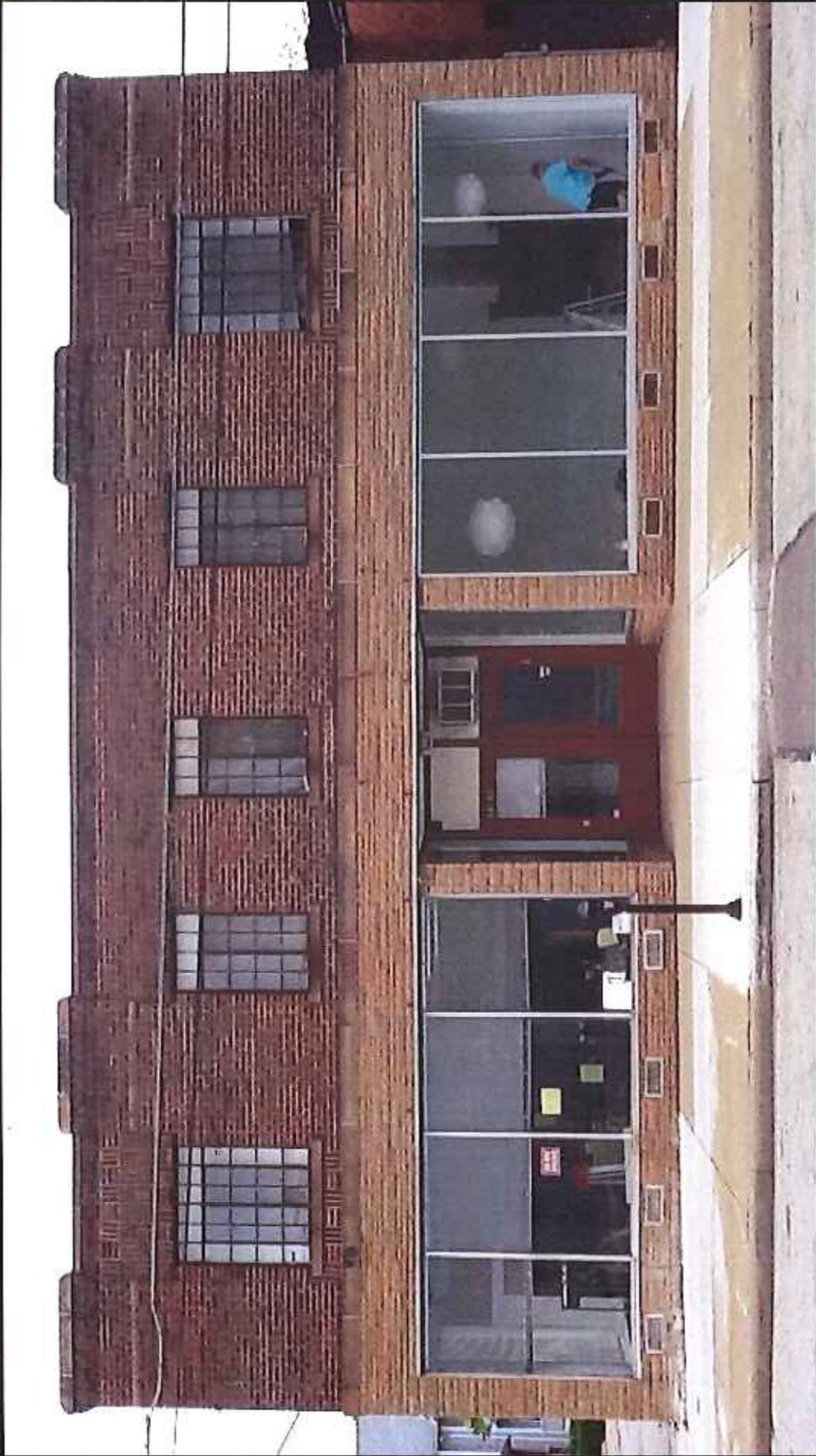
1571 Roycroft Avenue

ABR May 2012



**12118 Madison Avenue
Knottily Would**

FBR May 2012



ABR May 2012

12118 Madison Avenue
Knottly Would



12118 Madison Avenue
Knottily Would

ABR May 2012



**12118 Madison Avenue
Knottly Would**

ABR, May 2012

Proposal is to attach a sign to the façade above the windows of the storefront.

The store will be named "Knottily Would". I will sell reconditioned and painted home decorative items and furniture.

Base of sign to be made of marine grade $\frac{3}{4}$ " thick plywood, primed and painted with Sherwin Williams exterior grade Duration paint. Color: sea salt SW 6204.

"Knottily" will be of marine grade $\frac{3}{4}$ " plywood, primed and painted with Sherwin Williams exterior grade Duration paint. Color: Anonymous SW 7046.

"Would" will be of marine grade $\frac{3}{4}$ " plywood, primed and painted with Sherwin Williams exterior grade Duration paint. Color: Pavestone SW 7642.

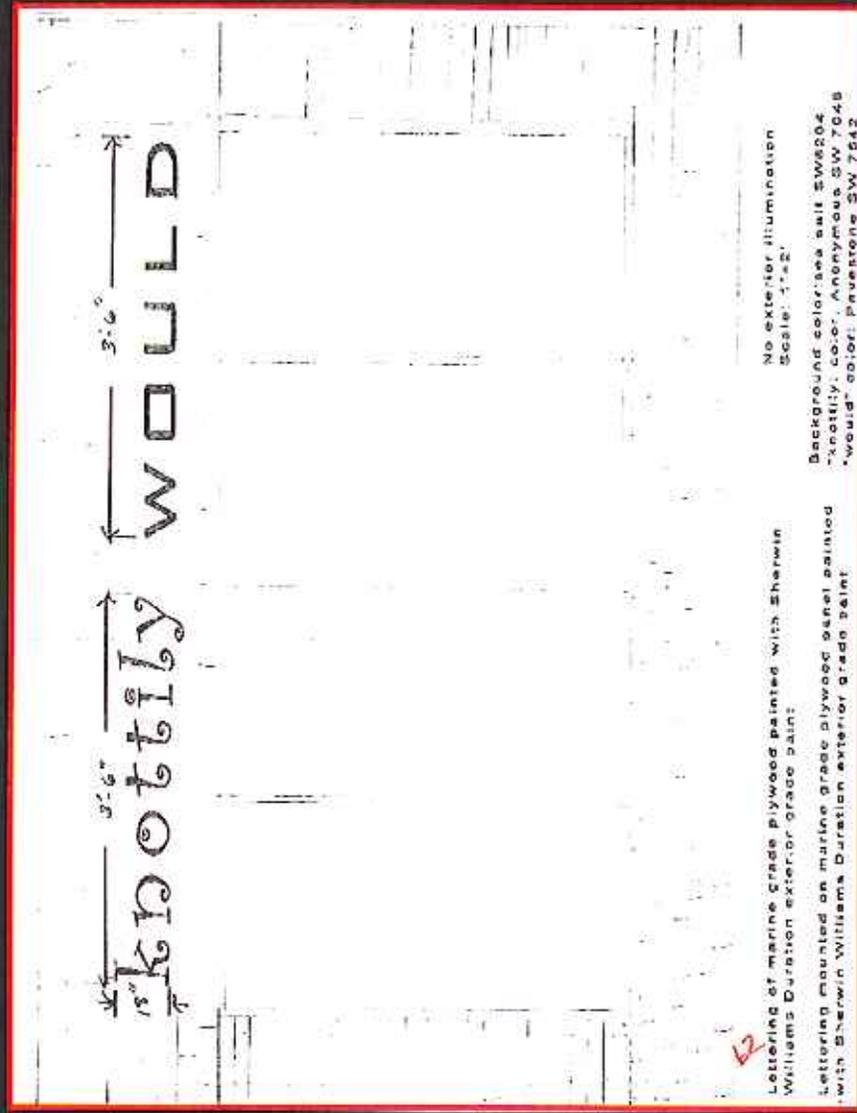
The base of the sign will be 24" high and 17' long. The lettering will be 18" high.

MAXIMUM SQUARE FOOTAGE ALLOWABLE

$$25' \times 1.5' = 37.5' \text{ S.F.}$$

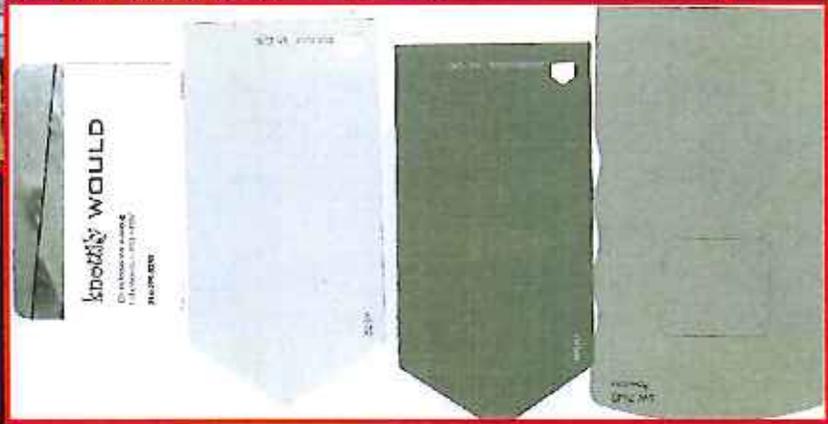
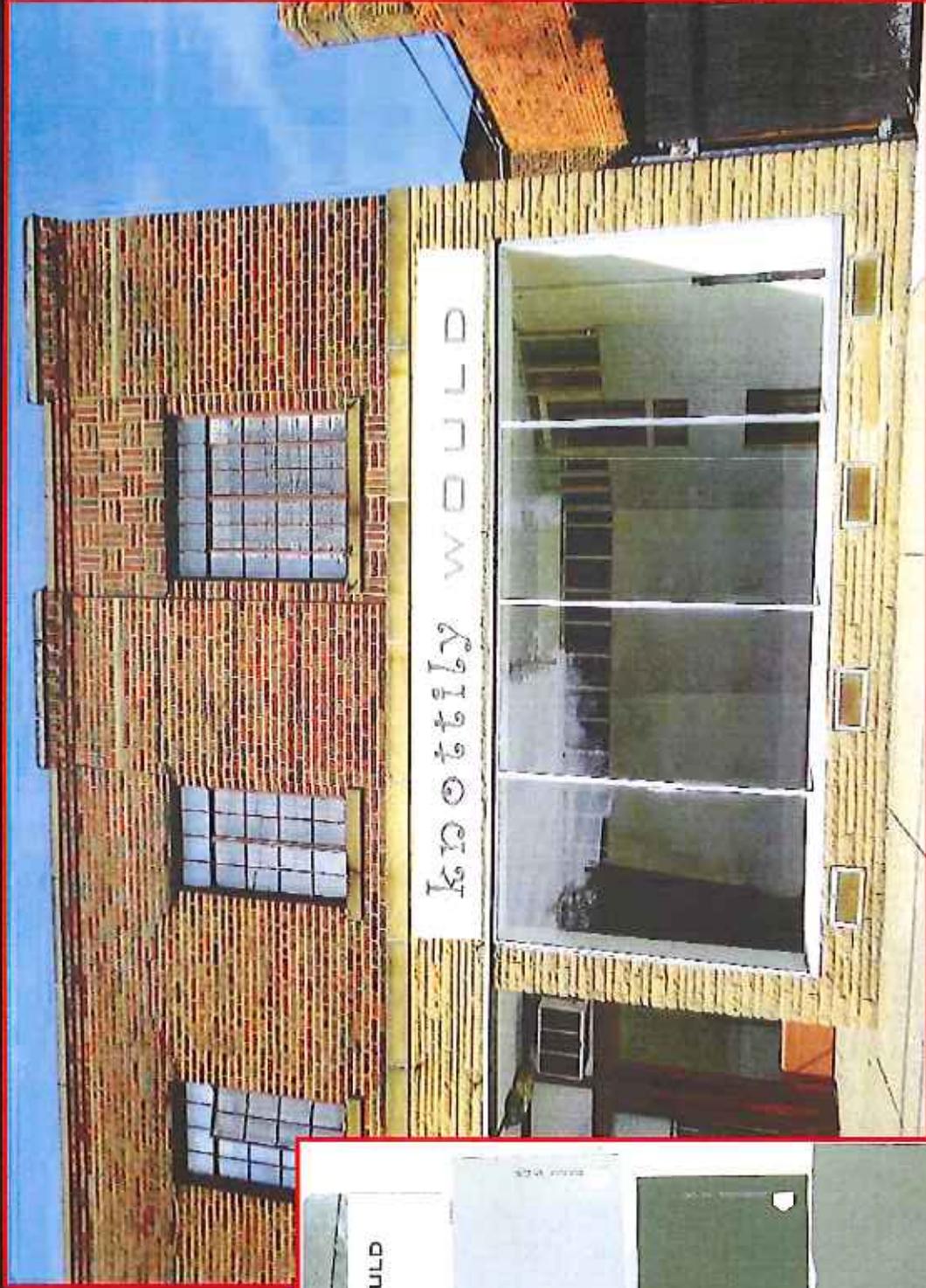
OUR TOTAL SQUARE FOOTAGE OF LETTERING

$$14' \times 1.5' = 21' \text{ S.F.}$$



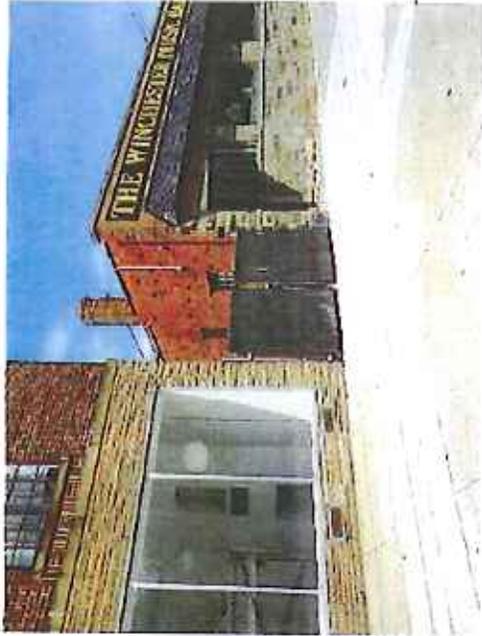
12118 Madison Avenue
Knottily Would

ABR May 2012



12118 Madison Avenue
Knottly Would

ABR May 2012



Property on the right is The Winchester Music Hall. It is a live music venue.



Property is on the South side of Madison Avenue. Storefront in question is on the right.

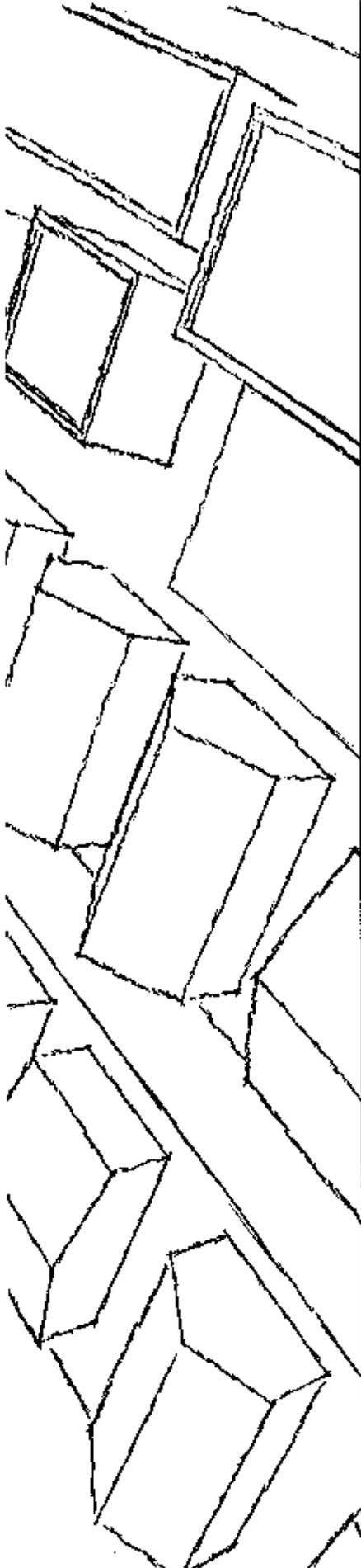


Another view of the storefront. The windows are 18' wide and 8.33' tall. The sandstone facade above the windows is 3' tall.



Storefront on the left is an architect's office. There is currently no signage.

12118 Madison Avenue Knottlily Would



Board of Building Standards
Architectural Board of Review
Sign Review Board

May 2012

